



APOPKA CODE ENFORCEMENT HEARING MEETING AGENDA

August 15, 2023 1:30 PM
Apopka City Hall Council Chambers

CALL TO ORDER

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case Number. Code Enforcement 23-00379 – 46 M A Board Street, Apopka, FL 32703- Presented by Dave Whitty
2. Case Number. Code Enforcement 23-00461 – 840 S Highland Avenue, Apopka, FL 32703- Presented by Dave Whitty
3. Case Number. Code Enforcement 23-00397 – 830 S Highland Avenue, Apopka, FL 32703- Presented by Dave Whitty
4. Case Number. Code Enforcement 23-00427 – 151 W Orange Street, Apopka, FL 32703- Presented by Dave Whitty
5. Case Number. Code Enforcement 23-00436 – 103 W 8TH Street, Apopka, FL 32703- Presented by Dave Whitty
6. Case Number. Code Enforcement 23-00435 – 73 W 8TH Street, Apopka, FL 32703- Presented by Dave Whitty
7. Case Number. Code Enforcement 23-00426 – 171 W Orange Street, Apopka, FL 32703- Presented by Dave Whitty
8. Case Number. Code Enforcement 23-00448 – S Washington Avenue, Apopka, FL 32703- Presented by Dave Whitty
9. Case Number. Code Enforcement 23-00203 – 748 Crepe Myrtle Circle, Apopka, FL 32712- Presented by Chris Smith
10. Case Number. Code Enforcement 23-00409 – 2225 Scrub Jay Road, Apopka, FL 32703- Presented by Chris Smith
11. Case Number. Code Enforcement 23-00353 – 243 W Lester Road, Apopka, FL 32712- Presented by Chris Smith
12. Case Number. Code Enforcement 23-00350 – 1279 Cleveland Avenue, Apopka, FL 32703- Presented by Chris Smith
13. Case Number. Code Enforcement 23-00429 – 1026 Piedmont Lakes Boulevard, Apopka, FL 32703- Presented by Chris Smith
14. Case Number. Code Enforcement 23-00242 – 1832 Lake Francis Drive, Apopka, FL 32712 - Presented by Chris Smith
15. Case Number. Code Enforcement 23-00266 – 3 E Skylark Street, Apopka, FL 32712- Presented by Chris Smith
16. Case Number. Code Enforcement 23-00332 – 1066 Royal Oaks Drive, Apopka, FL 32703- Presented by Chris Smith
17. Case Number. Code Enforcement 23-00349 – 1074 Sheeler Hills Drive, Apopka, FL 32703- Presented by Chris Smith

NEXT MEETING DATE

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00379

Code Officer: David Whitty

Address of Property: 46 M A Board Street

Respondent: Ada Mae Davis Estate

Parcel ID Number: 09-21-28-0196-50-900

NOTICES:

1. June 9, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violations:

Inoperable vehicles and mowers. Tires, tarps, and plywood.

Corrective Action:

Make all vehicles operable with current tags, or remove them. Remove all tires, tarps, and plywood.

Notes:

There has been no response.

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 (August 30, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00461

Code Officer: David Whitty

Address of Property: 840 South Highland Avenue

Respondent: Andrea Luna and Eduardo Giordano Mendez

Parcel ID Number: 15-21-28-7540-00-180

NOTICES:

1. June 30, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.4: Overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
2. Chapter 3, Section 302.7: Fence in disrepair.
3. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
4. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violations:

Overgrown property, inoperable vehicles, fence in disrepair, junk, trash, and debris.

Corrective Action:

Cut/mow the overgrown property. Make the vehicles operable with a current tag or remove them. Properly repair or replace the damaged fence. Remove all junk, trash, and debris.

Notes:

I have been in contact with the property owner.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 20 days (September 4, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 21st day (September 5, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00397

Code Officer: David Whitty

Address of Property: 830 South Highland Avenue

Respondent: Carlos Luna

Parcel ID Number: 15-21-28-7540-00-140

NOTICES:

1. June 14, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.4: Overgrown grass, weed, and other vegetation exceeding 12 inches in height.
2. Chapter 3, Section 304.10: Every exterior stairway, deck, porch, and balcony shall be maintained structurally sound and in good repair.
3. Chapter 3, Section 304.12: Handrails and guards shall be firmly fastened and shall be maintained in good condition.
4. Chapter 3, Section 304.13: Every window, skylight, door, and frame shall be kept in sound condition, good repair, and weather tight.
5. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violations:

Junk, trash, and debris. Damaged lattice on mobile home and front porch. Overgrown vegetation, windows and front porch hand rail in disrepair with rotting wood.

Corrective Action:

Remove all junk, trash, and debris. Properly repair or replace the damaged lattice on the mobile home and front porch. Properly replace the hand rails on the front porch. Properly repair or replace the damaged windows.

Notes:

I have been in contact with the property owner.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 20 days (September 4, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 21st day (September 5, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00427

Code Officer: David Whitty

Address of Property: 151 West Orange Street

Respondent: Kathy S Hardee Life Estate

Parcel ID Number: 09-21-28-3572-00-460

NOTICES:

1. June 23, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 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 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
2. Chapter 3, Section 302.4: Overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
3. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences and walls, shall be maintained, structurally sound, and in good repair.
4. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
5. Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair.
6. Chapter 3, Section 304.2: Exterior surfaces shall be protected from decay, peeling paint, rust, and corrosion.
7. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
8. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Land Development Code (LDC)

1. Article 4, Section 4.3.4.B.14: Outside storage is not permitted in MU-D zoning.

Violations:

Inoperable vehicles, including a riding mower. The property is overgrown. The fencing is in disrepair, and tarps are hanging from the corner of the house. There are tires, containers, and other misc. items laying around. The front door and window have chipped paint, and rotting wood. There is damaged siding on the front of the house.

Corrective Action:

Make all vehicles and equipment operable, or remove them. Cut/mow the overgrown property. Properly repair or replace the damaged fencing. Remove the tires, containers, and all other items. Properly replace all rotted wood and paint the front door and window. Properly replace the damaged siding. Keep property maintained.

Notes:

I have been in contact with the property owner's son.

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 (August 30, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00439

Code Officer: David Whitty

Address of Property: 103 West 8th Street

Respondent: Somosa Ramdeen

Parcel ID Number: 09-21-28-0196-70-260

NOTICES:

1. June 30, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.4: Overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
2. Chapter 3, Section 302.7: Fence in disrepair.

Land Development Code (LDC)

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

Violations:

Storing dumpster containers and overgrown areas of the property. Fence in disrepair.

Corrective Action:

Remove all dumpsters, and cut all overgrown areas. Properly repair the damaged fence.

Notes:

I have been in contact with the property owner.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 15 days (August 30, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00435

Code Officer: David Whitty

Address of Property: 73 West 8th Street

Respondent: John Burrell

Parcel ID Number: 09-21-28-0196-80-091

NOTICES:

1. June 28, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Violation:

Overgrown vacant lot.

Corrective Action:

Cut/mow the overgrown property and keep it maintained.

Notes:

There has been no response.

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 (August 30, 2023), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00426

Code Officer: David Whitty

Address of Property: 171 West Orange Street

Respondent: JV CV Residential Properties LLC

Parcel ID Number: 09-21-28-1972-01-220

NOTICES:

1. June 23, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 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 301.2: A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition.
2. Chapter 3, Section 301.3: Vacant structures and premises shall be maintained in a clean, safe, secure, and sanitary condition, so as not to cause a blighting problem.
3. Chapter 3, Section 302.3: Sidewalks and walkways shall be kept in a proper state of repair, and maintained free from hazardous conditions.
4. Chapter 3, Section 302.4: Overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
5. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences and walls, shall be maintained, structurally sound, and in good repair.
6. Chapter 3, Section 304.2: Exterior surfaces shall be protected from decay, peeling paint, rust, and corrosion.
7. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Land Development Code (LDC)

1. Article 4, Section 4.3.4.B.14: Outside storage is not permitted in MU-D zoning.

Violations:

Junk, trash, and debris, including but not limited to, tires, an appliance, containers, propane tanks, gas containers, wood, metals, discarded furniture and TV, torn tarps, a large commercial spool, and other misc. items. Overgrown property. The front walkway is damaged and a safety hazard. The fencing is in disrepair. The rear carport has damaged light fixtures. The house has rotting wood and mildew. The shed has rotting wood.

Corrective Action:

Clean up the property by removing all junk, trash, and debris. Remove all tires, including but not limited to, the appliance, propane tanks, gas containers, wood, metals, discarded furniture and TV, the torn tarps, the commercial spool, and all other misc. items and debris. Cut the overgrown vegetation. Properly repair or replace the front walkway. Properly repair or replace the damaged fencing. Properly repair or replace all damaged light fixtures. Properly replace all rotted wood on the house and shed. The premises must be in compliance prior to anyone occupying it.

Notes:

This is a vacant rental house. There has been no response.

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 (August 30, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00448

Code Officer: David Whitty

Address of Property: South Washington Avenue

Respondent: Life Concepts Incorporated

Parcel ID Number: 09-21-28-0196-40-080

NOTICES:

1. June 28, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 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 62, Article 1, Section 62-1.c: There shall be no obstruction in any street, lane, alleyway, or on any sidewalk. The obstruction is to be removed within 6 hours after notification.

International Property Maintenance Code (IPMC)

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

Violations:

Overgrown property having junk, trash, and debris. There is overgrown vegetation, including trees, that are over the sidewalk, hindering anyone from using it.

Corrective Action:

Cut all overgrown vegetation, including along the sidewalk, to the street. Remove all junk, trash, and debris.

Notes:

There has been no response.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 10 days (August 25, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 11th day (August 26, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00203

Code Officer: Chris Smith

Address of Property: 748 CREPE MYRTLE CIR

Respondent: ROSHEIKA JOHNSON & FRANCIS E FORBES

Parcel ID Number: 05-21-28-1835-00-490

NOTICES:

1. April 10, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 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 304.11: Chimneys and cooling towers, and smoke stacks shall be maintained structurally safe and sound, and in good repair.
2. Chapter 3, Section 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
3. Chapter 3, Section 304.7 Roofs and drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.
4. Chapter 7, Section 702.4: Emergency escape and rescue openings. Required emergency escape and rescue openings shall be maintained in accordance with the code in the effect at the time of construction, and both of the following:
 1. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
 2. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and the unit is equipped with smoke alarms installed in accordance with Section 907.2.10 of the International Building Code. Such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

Violations:

Leaking roof and gray tarp on the roof. Chimney in disrepair. The window by the front door is boarded up.

Corrective Action:

Repair the roof and remove the gray tarp from the roof Repair the chimney. Remove board on the window.

Notes:

No contact from 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 15 days (August 30, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00409

Code Officer: Chris Smith

Address of Property: 2225 SCRUB JAY RD

Respondent: PETERSON SHAUNDELL L

Parcel ID Number: 07-21-28-5549-02-160

NOTICES:

1. June 20, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Violations:

Inoperable vehicles in driveway 1) red GMC Terrain - no tag/flat tire(s), black Honda Prelude – no tag, and gray Honda Accord license tag IZ4-4HX - Expired license tag 12/2022.

Corrective Action:

Make all inoperable vehicles operable to include but not limited to inoperable vehicles in driveway 1) red GMC Terrain - no tag/flat tire(s), 2) black Honda Prelude - no tag, and 3) gray Honda Accord license tag IZ4-4HX - Expired license tag 12/2022, relocate to the garage, or remove from property. All vehicles must be licensed and tagged.

Notes:

I spoke to the owner on the phone and explained the violations.

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 (August 30, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00353

Code Officer: Chris Smith

Address of Property: 243 W LESTER RD

Respondent: ARREDONDO JESUS & IRENE

Parcel ID Number: 28-20-28-0000-00-039

NOTICES:

1. June 5, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 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.
3. Chapter 38, Article 2, Section 38-169: Maintenance requirements for Public Nuisance properties.

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
2. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
3. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Land Development Code (LDC)

1. Article 4, Section 4.3.2.b: Outside storage not permitted in AG Zoning District.
2. Article 5, Section 5.1.5.A.4.a.6: Travel trailers and recreational vehicles can not be parked or stored for more than 48 hours on property, unless it is located behind the front yard building line. (A recreational vehicle shall not be occupied either temporarily or permanently in a Residential district.
3. Article 5, Section 5.1.5.A.4: Commercial vehicles are prohibited on any public or private property in any Residential district.
4. Article 4, Section 4.4.4.L.1: Boats, boat trailers, RV's, personal utility trailers, and similar items may be parked only in the rear portion of a lot, at least 10ft from the side lot line and 5ft from the rear lot line.
5. Article 4, Section 4.4.4.L.3: At no time shall a boat or RV be resided in while being stored or parked on residential property.

Violations:

Junk, trash and debris. High grass and weeds. Additions to mobile homes without a building permit. Inoperable vehicles without valid tags. Open and outside storage of construction equipment such as shingles, woods, metals coolers, chairs, exercise equipment, mirrors, boxes, tar buckets, and other miscellaneous items. Commercial

dual axel trailers full of junk and trash. Commercial dual axel vehicles. Boat not parked in the back of the structure. RV being lived in. Unpermitted structures. One person living in a shed. Commercial cement mixer.

Corrective Action:

Obtain building permits for the mobile home addition or return them to their original function. Remove junk and trash from the property. Cease open and outside storage and remove all items, including items under the mobile homes. Mow overgrowth of grass and weeds. All vehicles must be operational and have a valid tag displayed. Mow overgrowth of grass and weeds. Park the boat behind the main structure. Remove all commercial equipment and vehicles from the property.

Notes:

There has been contact made with multiple people on this property by CEO Bernard.

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 (August 30, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00350

Code Officer: Chris Smith

Address of Property: 1279 CLEVELAND AVE

Respondent: FKH SFR C1 L P

Parcel ID Number: 23-21-28-4454-00-091

NOTICES:

1. June 2, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
2. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
3. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violations:

High grass and weeds in backyard. Pile of trash, junk and debris in backyard to include but not limited to pile of black trash bags. Wooden fence in disrepair in backyard.

Corrective Action:

Cut/mow all high grass and weeds in the backyard. Remove all trash, junk and debris in backyard to include but not limited to pile of black trash bags. Repair or replace all damaged/falling down wooden fence in backyard.

Notes:

I have been in contact with the tenant and registered agent. The fence was repaired, but high grass and trash remain.

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 (August 30, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00429

Code Officer: Chris Smith

Address of Property: 1026 PIEDMONT LAKES BLVD

Respondent: PROGRESS RESIDENTIAL BORROWER 4 LLC

Parcel ID Number: 13-21-28-6906-01-630

NOTICES:

1. June 26, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 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 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
2. Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean, and sanitary condition.
3. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violations:

House fire causing interior damages to kitchen and upstairs bedroom. Damaged/broken windows on 1st floor and 2nd floor. Trash and burnt debris in front yard.

Corrective Action:

Repair or replace all interior surfaces in the areas downstairs/upstairs caused by fire. Repair or replace all damaged/broken windows in the front caused by fire. Remove all trash, junk and debris to include but not limited to the pile of burnt trash/items in front yard.

Notes:

The house is currently vacant and the representatives of the owner were on site during initial inspection. Apopka building department did an inspection and didn't see any structural damage.

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 (August 30, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00242

Code Officer: Chris Smith

Address of Property: 1832 LAKE FRANCIS DR

Respondent: LYKE REBEKAH D & JOSEPH J

Parcel ID Number: 23-21-28-7961-00-130

NOTICES:

1. May 1, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 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. IPMC, Chapter 1, Section [A]108.1: Unsafe conditions. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
2. IPMC, Chapter 1, Section [A] 110.1: Boarded up structure for over 1 year.
3. IPMC, Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
4. IPMC, Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.
5. IPMC, Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
6. IPMC, Chapter 3, Section 304.13.1: Glazing materials shall be maintained free from cracks and holes.
7. IPMC, Chapter 3, Section 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
8. IPMC, Chapter 3, Section 304.15: Exterior doors and assemblies shall be maintained in good repair.
9. IPMC, Chapter 3, Section 304.7 Roofs and drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.
10. IPMC, Chapter 3, Section 305.1.1: Interior Structure - Unsafe Conditions.
11. IPMC, Chapter 3, Section 304.10: Every exterior stairway, deck, porch, and balcony shall be maintained structurally sound and in good repair.
12. IPMC, Chapter 3, Section 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.

Violations:

High grass and weeds. Overgrowth of vegetation on the exterior walls of the house. Junk, trash and debris. Roof in disrepair with tarps on it. Broken windows and windows board up more than year. Exterior front door in disrepair. Interior surfaces and ceiling in disrepair. Soffits and fascia in disrepair. Stagnate black water in the backyard in a large round metal container. Property unfit for human occupancy per Building Department. Deck in the backyard in disrepair.

Corrective Action:

Obtain a building permit for the roof before repairing the roof and soffit and fascia. Repair all windows and remove board up windows and doors. Repair front door. Mow overgrowth of grass and weeds. Remove overgrowth of vegetation on the house. Remove junk and trash from the property. Repair interior surfaces and ceilings. Repair the deck in the backyard. All pools, jacuzzi and ponds need to be in sanitary condition.

Notes:

No contact from 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 15 days (August 30, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00266

Code Officer: Chris Smith

Address of Property: 3 E SKYLARK ST

Respondent: BAF ASSETS 2 LLC

Parcel ID Number: 04-21-28-0225-06-240

NOTICES:

1. May 9, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Violations:

Junk and trash on the property. Overgrowth of vegetation.

Corrective Action:

Remove overgrowth of vegetation from the property. Remove junk and trash from the property.

Notes:

No contact from owner or registered agent.

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 (August 30, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00332

Code Officer: Chris Smith

Address of Property: 1066 Royal Oaks Dr

Respondent: LADUE WILLIAM R

Parcel ID Number: 14-21-28-7786-00-460

NOTICES:

1. June 5, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
2. Chapter 3, Section 303.1: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
3. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.

Violation:

Dirty pool, fencing falling down and in disrepair.

Corrective Action:

Repair or replace all damaged/falling fencing in disrepair. Clean dirty pool and keep pool maintained.

Notes:

Possible squatters and not contact from owner or registered agent.

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 (August 30, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 15, 2023

Case Number: 23-00349

Code Officer: Chris Smith

Address of Property: 1074 SHEELER HILLS DR

Respondent: ROLANDO R & MARFFA CORDERO

Parcel ID Number: 23-21-28-7961-00-130

NOTICES:

1. June 2, 2023 Warning Notice mailed.
2. August 2, 2023 Notice of Hearing mailed certified.
3. August 2, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violations:

Tile and pile of bricks on side of house, inoperable vehicles in driveway (wrecked, no tag, expired tag).

Corrective Action:

Remove all trash, junk and debris to include but not limited to pile of bricks and tile on side of house. All vehicles on property must be properly licensed, tagged and operable. Properly license/tag and make all vehicles operable, relocate to garage or remove all inoperable vehicles to include but not limited to gray Ford Mustang (wrecked/no tag, white BMW X3 (expired tag), and Cadillac XTS (wrecked/no tag).

Notes:

No contact from 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 15 days (August 30, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (August 31, 2023) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.