



APOPKA CODE ENFORCEMENT HEARING AGENDA

October 17, 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 23-00361 – 34 W Sandpiper Street, Apopka, FL 32712- Presented by Chris Smith
2. Case Number. Code Enforcement 23-00287 – 677 Via Milano, Apopka, FL 32712- Presented by Chris Smith
3. Case Number. Code Enforcement 23-00271 – 1250 Glenmore Drive, Apopka, FL 32712- Presented by Chris Smith
4. Case Number. Code Enforcement 23-00244 – 4622 W Kelly Park Road, Apopka, FL 32712- Presented by Chris Smith
5. Case Number. Code Enforcement 23-00655 – 948 S Central Avenue, Apopka, FL 32703 - Presented by Chris Smith
6. Case Number. Code Enforcement 23-00496 Nuisance Case – 948 S Central Avenue, Apopka, FL 32703- Presented by Chris Smith
7. Case Number. Code Enforcement 23-00626 – 2201 Spring Ridge Boulevard, Apopka, FL 32712- Presented by Chris Smith
8. Case Number. Code Enforcement 23-00593 – 804 E Orange Street, Apopka, FL 32703- Presented by Chris Smith
9. Case Number. Code Enforcement 23-00590 – 265 Maudehelen Street, Apopka, FL 32703- Presented by Chris Smith
10. Case Number. Code Enforcement 23-00586 – 122 Kinney Court, Apopka, FL 32703 - Presented by Chris Smith
11. Case Number. Code Enforcement 23-00469 – 4031 Long Branch Lane, Apopka, FL 32712- Presented by Chris Smith
12. Case Number. Code Enforcement 23-00416 – 1951 Hermit Smith Road, Apopka, FL 32712- Presented by Chris Smith
13. Case Number. Code Enforcement 23-00390 – 1228 Lake Francis Drive, Apopka, FL 32712- Presented by Chris Smith
14. Case Number. Code Enforcement 23-00596 – 65 E Main Street, Apopka, FL 32703- Presented by Dave Whitty
15. Case Number. Code Enforcement 23-00682 – 46 M A Board Street, Apopka, FL 32703- Presented by Dave Whitty
16. Case Number. Code Enforcement 23-00503 – 131 W 8TH Street, Apopka, FL 32703- Presented by Dave Whitty
17. Case Number. Code Enforcement 23-00555 – 245 E 3RD Street, Apopka, FL 32703- Presented by Dave Whitty

18. Case Number. Code Enforcement 23-00699 – 106 W 4TH Street, Apopka, FL 32703- Presented by Dave Whitty

NEXT MEETING DATE

ADJOURNMENT

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

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



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 17, 2023

Case Number: 23-00361

Code Officer: Chris Smith

Address of Property: 34 W SANDPIPER ST

Respondent: VASQUEZ VASQUEZ ESPERANZA

Parcel ID Number: 04-21-28-0225-06-010

NOTICES:

1. June 5, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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.

Land Development Code (LDC)

1. Article 4, Section 4.2.3.C.H.1.5: Prohibited Farm Animals - It shall be unlawful for any person to keep, harbor, breed or maintain upon any premises not zoned for agricultural use any of the following: bees, roosters, turkeys, ducks, geese pigeons, quail, peafowl, peacocks, horses, ponies, cattle, goats, sheep, pigs, or other livestock or fowl.
2. Article 4, Section 4.2.3.C.1.h: BACKYARD CHICKENS. Subject to the following standards and conditions, chickens shall be permitted to be raised or kept only on a lot or parcel with a single-family detached residence or mobile home, upon the issuance of a single-permit per parcel by the Community Development Director pursuant to Sec 2.5.4.G, Backyard Chickens Permit. and payment of an administrative fee as established by Resolution of the City Council. A tenant of a single-family detached residence or mobile home may apply for a single-permit, subject to the written consent of the property owner. (ORDINANCE NO. 2927)
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 4.3.2.B: Open and outside storage is not a permitted use in Residential Zoning Districts.

Violations:

Having a rooster on the property in a residential zone is not permitted. Having chicken and coop without a permit. Commercial equipment (Cement Mixer). High grass and weeds. Junk and trash. Open and outside storage is not permitted in a residential zone, barrels, cement blocks and other miscellaneous items.

Corrective Action:

Remove rooster from the property. Obtain a permit for the chicken and coop or remove them from the property. Remove commercial equipment (cement mixer) from the property. Remove junk and trash from the property. Mow overgrowth of grass and weeds. Cease open and outside storage and remove all items.

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 (November 01, 2023), and remain in compliance, or a fine of \$500 per day, per violation will begin on the 16th day (November 02, 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: October 17, 2023

Case Number: 23-00287

Code Officer: Chris Smith

Address of Property: 677 VIA MILANO

Respondent: GODKEY RONALD W

Parcel ID Number: 05-21-28-8882-00-400

NOTICES:

1. May 11, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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 304.7 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.

Violations:

Leaking roof and tarp on the roof.

Corrective Action:

Obtain a Building permit for the roof. Repair the roof and remove the tarp.

Notes:

I have been in contact with the owner with documentation from insurance and attorney on proof that the owner is trying to get this taken care of.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 90 days (January 15, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 91st day (January 16, 2024) 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: October 17, 2023

Case Number: 23-00271

Code Officer: Chris Smith

Address of Property: 1250 GLENMORE DR

Respondent: JOSEPH & SHAWN ANDREETTI

Parcel ID Number: 31-20-28-5065-00-010

NOTICES:

1. May 12, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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 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.
4. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Violations:

Overgrowth of vegetation on the house and the pool enclosure. Fence in disrepair. Pool is in an unsanitary condition. Inoperable Vehicle in the driveway with an expired tag.

Corrective Action:

Repair the fence. Remove the overgrowth of vegetation on the house and the pool enclosure. The pool must be in a clean and sanitary condition. All vehicles must display a valid 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 30 days (November 16, 2023), and remain in compliance, or a fine of \$500 per day, per violation will begin on the 31st day (November 16, 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: October 17, 2023

Case Number: 23-00244

Code Officer: Chris Smith

Address of Property: 4622 W KELLY PARK RD

Respondent: HANOVER FAMILY BUILDERS LLC

Parcel ID Number: 14-20-27-0000-00-005

NOTICES:

1. May 3, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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 301.3: Vacant structures and premises causing a blighting problem.
2. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
3. Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
4. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.
5. Chapter 5, Section 502.1: Bathtubs, showers, toilets, and sinks shall be maintained in a sanitary and safe working condition.
6. Chapter 3, Section 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
7. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
8. Chapter 3, Section 303.1: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
9. Chapter 3, Section 303.2: Swimming pools, hot tubs, and spas shall be completely surrounded by a fence or barrier not less than 4 feet high, having self-latching gates or doors.
10. Chapter 3, Section 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
11. Chapter 3, Section 304.13.1: Glazing materials shall be maintained free from cracks and holes.
12. Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean, and sanitary condition.

Land Development Code (LDC)

1. 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:

Property having junk, trash, and debris. Travel trailer being occupied. Fence in disrepair. High grass and weeds. Property not secured. Missing exterior doors. Fence in disrepair. Pool not secured and has black unsanitary water. Rear kitchen pool area in disrepair. Interior ceilings have holes in it. Overgrowth of vegetation on the exterior walls on the house.

Corrective Action:

Mow overgrowth of high grass and weeds. Remove overgrowth of overgrowth of vegetation on the house. Secure the property by boarding up the structure. Remove junk and trash from the property. Secure the pool and make sure the pool in a clean and sanitary condition. Repair the pool kitchen or demolish it. Repair the ceiling holes. Remove the RV on the property. Come to the police station to obtain a no trespassing order 112 East 6 Street in Apopka.

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 (November 01, 2023), and remain in compliance, or a fine of \$500 per day, per violation will begin on the 16th day (November 02, 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: October 17, 2023

Case Number: 23-00655

Code Officer: Chris Smith

Address of Property: 948 S CENTRAL AVE

Respondent: PARK SUNG YONG

Parcel ID Number: 09-21-28-0196-80-837

NOTICES:

1. September 26, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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.

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 304.13.1: Glazing materials shall be maintained free from cracks and holes.
3. Chapter 6, Section 604.3: Electrical System Hazards - Deterioration, inadequate, damaged, or unsafe service.
4. 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.
5. Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean, and sanitary condition.
6. 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.
7. Chapter 7, [BE] 702.1: General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.
8. Chapter 6, Section 604.3.2: Electrical facilities - Abatement of electrical hazards associated with fire exposure.
9. Chapter 7, 704.1.3 Fire protection systems. Fire protection systems shall be inspected, maintained and tested in accordance with the following International Fire Code requirements:
 1. Automatic sprinkler systems, see Section 903.5.
 2. Automatic fire-extinguishing systems protecting commercial cooking systems, see Section 904.13.5.
 3. Automatic water mist extinguishing systems, see Section 904.11.
 4. Carbon dioxide extinguishing systems, see Section 904.8.

5. Carbon monoxide alarms and carbon monoxide detection systems, see Section 915.6.
6. Clean-agent extinguishing systems, see Section 904.10.
7. Dry-chemical extinguishing systems, see Section 904.6.
8. Fire alarm and fire detection systems, see Section 907.8.
9. Fire department connections, see Sections 912.4 and 912.7.
10. Fire pumps, see Section 913.5.
11. Foam extinguishing systems, see Section 904.7.
12. Halon extinguishing systems, see Section 904.9.
13. Single- and multiple-station smoke alarms, see Section 907.10.
14. Smoke and heat vents and mechanical smoke removal systems, see Section 910.5.
15. Smoke control systems, see Section 909.22.
16. Wet-chemical extinguishing systems, see Section 904.5.
10. Chapter 3, Section 304.15: Exterior doors and assemblies shall be maintained in good repair.
11. Chapter 3, Section 304.10: Every exterior stairway, deck, porch, and balcony shall be maintained structurally sound and in good repair.

Violations:

Multiple damaged/broken/missing windows in front/sides/back of 2nd story of building and on first floor in front of business (permit required to replace). Electrical hazards for some areas with open electrical in front of business outside light and throughout interior, overloaded sockets in interior. Damaged/deteriorating interior walls, downstairs ceiling throughout, ceiling throughout upstairs, walls throughout upstairs, flooring throughout upstairs. Roof leaking and causing water damage to ceiling upstairs (Roof permit required). Fire system hazard due to storage rooms downstairs being full and not having property fire systems installed. Back staircase not safe with property stair height and handrailing. Front door upstairs is not secured properly and back door downstairs is blocked and missing window/door. Due to the amount of hazards this structure is deemed unsafe.

Corrective Action:

Obtain a building permit and replace all damaged/broken/missing windows on building and 2nd story of business and window on 1st floor boarded up. All open electrical need to be properly covered and all overloaded electrical need to be corrected per fire code. Repair or replace all damaged/deteriorating interior walls, downstairs ceiling throughout, ceiling throughout upstairs, walls throughout upstairs, flooring throughout upstairs. Hire a licensed roofer to obtain a roof permit and repair or replace the leaking roof and causing water damage to ceiling upstairs. Hire a licensed contractor to install fire detection system to storage rooms downstairs that are full and used for storage. Obtain all necessary permits for the back staircase and handrails. Repair or replace handrails and stairs no meeting code. Secure the front upstairs door properly and repair/replace back door to property downstairs and have clear unobstructed path. Due to the amount of hazards this structure is deemed unsafe. When permits are obtained and building inspector deems the structure safe normal operations may begin.

Notes:

This inspection was due to a raid by Apopka PD.

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 (November 01, 2023), and remain in compliance, or a fine of \$500 per day, per violation will begin on the 16th day (November 02, 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: October 17, 2023

Case Number: 23-00496

Code Officer: Chris Smith

Address of Property: 948 S CENTRAL AVE

Respondent: PARK SUNG YONG

Parcel ID Number: 09-21-28-0196-80-837

NOTICES:

1. September 26, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

1. Ch. 38, Art. 2, Division 1, Sec. 38-57.b.1: Pattern of nuisance activity: Police

Violations:

Pattern of nuisance activity - Police on 12/13/2022 (Controlled Substance), 04/02/2023 (Controlled Substance), 04/08/2023 (Controlled Substance), 04/14/2023 (Stabbing), 05/10/2023 (Controlled Substance), 06/11/2023 (Controlled Substance), 06/22/2023 (Robbery), 06/30/2023 (display of firearm), 07/07/2023 (Controlled Substance), 07/26/2023 (Controlled Substance), 08/01/2023 (Controlled Substance), 08/08/2023 (Controlled Substance).

Corrective Action:

Cease all nuisance activity causing Apopka Police Department to respond (Police Calls for Service) to business and/or parking lot. The property owner is required to provide the city with a written action plan outlining the specific measures that the property owner will take to curtail or eliminate the re-occurrence of nuisance activities on the property. The action plan must be provided to the city no later than 15 days from the date of the preliminary finding of nuisance property.

Notes:

No contact from owner.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. This is a preliminary finding of nuisance property and the property owner shall abide by the following:

a. *Development of action plan.* The property owner shall provide the city with a written action plan outlining the specific measures that the owner will take to curtail or eliminate the re-occurrence of nuisance activities at the property. The property owner shall provide the action plan to the city no later than 15 days from the date of the

preliminary finding of nuisance property. Failure to provide the city with a timely action plan shall be a violation of this section.

b. *Adequacy and implementation of action plan.* If the city determines that the action plan is adequate to curtail or eliminate the re-occurrence of nuisance activities on the property, the city shall notify the property owner. The city shall establish a reasonable time period not exceeding 45 days from the date that the action plan is determined to be adequate to implement the action plan. Failure to implement the action plan within the time period established by the city shall be a violation of this section. If the property owner implements the action plan within the time period established by the city, no further action shall be required, except that the city may require the property owner to revise the action plan in the event that a nuisance activity re-occurs.

c. *Revision of inadequate action plan.* If the city determines that the action plan is not adequate to curtail or eliminate the re-occurrence of nuisance activities on the property, the city may require the property owner to revise the action plan. The property owner shall provide the revised action plan to the city no later than ten days for the date that the action plan is determined to be inadequate. Failure to revise the action or to provide the city with the timely revised action plan shall be a violation of this section. The provision of an inadequate action plan on three consecutive occasions shall be a violation of this section.

d. *Factors determining adequacy of action plan.* Factors to be considered in determining the adequacy of an action plan shall include, but shall not be limited to:

- (1) Commencement of an eviction action pursuant to F.S. ch. 83, to remove those individuals engaged in the nuisance activity;
- (2) Implementation of crime prevention through environmental design (CPTED) measures;
- (3) Posting of "no trespassing" signs at the property and execution of a "no trespass" affidavit authorizing the police department to act as an agent of the property owner to enforce trespass statutes on the property;
- (4) Hiring of private security;
- (5) Hiring property management;
- (6) Frequency of site visits and inspections at various times of both day and night;
- (7) Installation of security cameras;
- (8) Criminal background checks for prospective tenants and lease renewals;
- (9) Written documentation of all efforts to curtail or eliminate the re-occurrence of nuisance activities on the property.

If the owner of a nuisance property fails to satisfy any requirement of this article, the city may declare the property to be a nuisance. The city shall notify the property owner, and the notice shall contain at least the following information:

- (1) The address and parcel control number of the property;
- (2) A description of the facts constituting a violation of this article;
- (3) A copy of the preliminary finding of nuisance property;
- (4) A statement that the property owner failed to appear at the scheduled public hearing to contest the declaration of nuisance property;
- (5) A statement that the costs of any unpaid nuisance services provided by the city may be levied against the property as a non-ad valorem assessment superior to all other private rights, interests, liens, encumbrances, titles and claims upon the property and equal in rank and dignity with liens for ad valorem taxes; and
- (6) A statement that unpaid assessments may be certified to the tax collector for collection pursuant to the uniform method provided in F.S. § 197.3632.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 17, 2023

Case Number: 23-00626

Code Officer: Chris Smith

Address of Property: 2201 SPRING RIDGE BLVD

Respondent: SPRING RIDGE PHASE 1, UNIT 2 HOA

Parcel ID Number: 29-20-28-8263-00-001

NOTICES:

1. August 8, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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:

High grass and weeds on vacant HOA property next around basketball court. Overflowing and loose trash on basketball court and outside fence/gate.

Corrective Action:

Cut/Mow all vacant lot outside wooded area and around basketball court. Remove all overflowing and loose trash on basketball court and outside fence/gate.

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 (November 01, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (November 02, 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: October 17, 2023

Case Number: 23-00593

Code Officer: Chris Smith

Address of Property: 804 E ORANGE ST

Respondent: SARAVIA LIZBETH SONIA

Parcel ID Number: 10-21-28-6136-00-070

NOTICES:

1. August 15, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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 308.1: Accumulation of junk, trash, and debris.

Violations:

Using carport as storage, open and outside storage of trash, junk and debris to include but not limited to containers, tires, wood and other items.

Corrective Action:

Cease using carport as storage, remove all items stored in carport to include but not limited to containers, tires, wood and other items.

Notes:

I have been in contact with the owner via phone and 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 (November 01, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (November 02, 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: October 17, 2023

Case Number: 23-00590

Code Officer: Chris Smith

Address of Property: 265 MAUDEHELEN ST

Respondent: ROY & WINSOME BROWN

Parcel ID Number: 07-21-28-0000-00-053

NOTICES:

1. August 14, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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.

Land Development Code (LDC)

1. Article 4, Section 4.4.4.L.4: Storing or parking boats, boat trailers, RV's, or utility trailers within a road right-of-way, swale, or front yard is prohibited.
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 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.
4. Article 5, Section 5.1.5.A.4: Commercial vehicles are prohibited on any public or private property in any Residential district.

Repeat Violations:

Recreational Vehicle (RV) parked or stored in driveway/front of house. Multiple inoperable vehicles stored in the driveway. Trash, junk and debris in driveway to include but not limited to tires and auto parts. Dual-rear wheeled vehicle (commercial truck) parked in driveway/residential.

Corrective Action:

Relocate RV to the rear portion of the lot, 10 feet from the side lot line and 5 feet from the rear lot line. All vehicles on property must be operable and properly licensed/tagged. Make all inoperable vehicles operable, relocate to the garage or remove them from the property. Remove all trash junk and debris from driveway to include but not limited to tires and auto parts. Remove white dual-rear wheeled vehicle/Commercial truck from property/residential.

Notes:

This is a REPEAT violation; the previous findings of fact are in the file.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance for REPEAT violation and a onetime fine of \$1,000 be assessed. Also, that the current violations on the property must come into compliance within 10 days (October 27, 2023), and remain in compliance, or a fine of \$1,000 per day, per violation will begin on the 11th day (October 28, 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: October 17, 2023

Case Number: 23-00586

Code Officer: Chris Smith

Address of Property: 122 KINNEY CT

Respondent: RODRIGUEZ MIRIAM

Parcel ID Number: 10-21-28-8922-01-590

NOTICES:

1. August 10, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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.
3. Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.

Land Development Code (LDC)

1. 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:

Vacant house due to estate of owner. High grass and weeds in front sides and back of property. Vines/weeds growing on fence and house. Trash, junk and debris on side of house to include but limited to buckets, wood, tools, ladder, and miscellaneous items.

Corrective Action:

Cut/mow all high grass and weeds in front sides and back of property. Remove all vines/weeds growing on fence and house. Remove all trash, junk and debris on side of house to include but limited to buckets, wood, tools, ladder, and miscellaneous items.

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 (November 01, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (November 02, 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: October 17, 2023

Case Number: 23-00469

Code Officer: Chris Smith

Address of Property: 4031 LONG BRANCH LN

Respondent: MUNSON EARNESTINE W ESTATE

Parcel ID Number: 17-20-28-7424-06-890

NOTICES:

1. July 3, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
3. Chapter 3, Section 303.1: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Violations:

High grass and weeds. Inoperable gray Dodge parked in the driveway with an expired tag GYLW51 08/20. Pool in unsanitary condition.

Corrective Action:

Mow overgrowth of grass and weeds. Vehicle must be operational and have a valid tag displayed. The pool must be in a clean and sanitary condition

Notes:

House appears to be vacant. 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 (November 01, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (November 02, 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: October 17, 2023

Case Number: 23-00416

Code Officer: Chris Smith

Address of Property: 1951 HERMIT SMITH RD

Respondent: 654 VENTURES INC

Parcel ID Number: 36-20-27-0000-00-059

NOTICES:

1. June 22, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 5, Section 5.10.10.B.4: Political Signs. Political Signs. Political signs may be placed on private property provided:
 - a. The signs are not placed on the site until after the candidate has qualified for an election, and the signs are removed within seven days after the general election or after the primary election if the candidate is no longer a viable candidate.
 - b. The signs are located in Residential districts and do not exceed six square feet per face, or are located in Commercial, Industrial, and Special Purpose districts and do not exceed 32 square feet per face.
 - c. The signs are not located on any public property or right-of-way or on any private property without the express permission of the owner, or as may be allowed at public polls.
 - d. Political signs are not subject to the permit requirements of Sec. 2.5.4.B, Sign Permit.

Violations:

Political sign (Willie for Congress) on property/fence at the corner of Hermit Smith Rd/Yothers Rd past the seven days of the election.

Corrective Action:

Remove Political sign (Willie for Congress) on property/fence at the corner of Hermit Smith Rd/Yothers Rd.

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 (November 01, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (November 02, 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: October 17, 2023

Case Number: 23-00390

Code Officer: Chris Smith

Address of Property: 1228 LAKE FRANCIS DR

Respondent: VERGOS ODYSSEUS P

Parcel ID Number: 32-20-28-2518-07-010

NOTICES:

1. June 12, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 2023 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

1. Chapter 62, Article 1, Section 62.1.c: There shall be no obstruction in any public street, lane, alleyway, or on any sidewalk. The obstruction is to be removed within six hours after notification.
2. Chapter 38, Article 2, Sec. 38-169: Maintenance requirements for Public Nuisance properties.

Violations:

Bush vegetation obstructing the view from vehicles coming from Coldingham RD turning onto Lake Francis.

Corrective Action:

Trim the bush back until the obstruction of the bush has been removed.

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 (November 01, 2023), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (November 02, 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: October 17, 2023
Case Number: 23-00596
Code Officer: David Whitty
Address of Property: 65 East Main Street
Respondent: 6AZ TP1 LLC
Parcel ID Number: 09-21-28-6650-00-010

NOTICES:

1. August 16, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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 308.1: Accumulation of junk, trash, and debris.

Land Development Code (LDC)

1. Article 5, Section 5.2.5.4.a.2: All plants required to be planted shall be maintained in a healthy, pest-free condition.
2. Article 5, Section 5.2.5.B.4: The landowner is responsible for the maintenance of landscaping.

Violations:

The landscaping at this CVS, is not being properly maintained. There's dead vegetation, some nuisance weeds and vines throughout the hedges, and vegetation that needs to be trimmed. There's trash throughout the parking lot and landscaping.

Corrective Action:

Properly trim all vegetation, remove all dead vegetation, remove all weeds and vines. Remove all trash.

Notes:

I have spoken with the store managers.

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 (November 1, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (November 2, 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: October 17, 2023

Case Number: 23-00682

Code Officer: David Whitty

Address of Property: 46 M A Board Street

Respondent: Ada Mae Davis Estate C/O Barbara Davis Brown

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

NOTICES:

1. September 27, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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 vehicle.

Corrective Action:

Make the vehicle operable or remove it.

Notes:

We had previous case 23-00379 regarding the same violation. That case was heard at the August 15, 2023 Hearing, and the property owner was present.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance for REPEAT violation and a onetime fine of \$1,000 be assessed. Also, that the current violations on the property must come into compliance within 10 days (October 27, 2023), and remain in compliance, or a fine of \$1,000 per day, per violation will begin on the 11th day (October 28, 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: October 17, 2023

Case Number: 23-00503

Code Officer: David Whitty

Address of Property: 131 West 8th Street

Respondent: Lou Ann Drive Land Trust

Parcel ID Number: 09-21-28-0196-70-190

NOTICES:

1. July 12, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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, a discarded appliance, junk, trash, and debris.

Corrective Action:

Make the vehicles operable or remove them. Remove the appliance. Remove all junk, trash, and debris.

Notes:

I have been in contact with the property manager.

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 (November 1, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (November 2, 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: October 17, 2023

Case Number: 23-00555

Code Officer: David Whitty

Address of Property: 245 East 3rd Street

Respondent: Thunderbowl Land Trust

Parcel ID Number: 10-21-28-0198-32-622

NOTICES:

1. August 1, 2023 Warning Notice mailed.
2. October 4, 2023 Notice of Hearing mailed certified.
3. October 4, 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 vehicle, junk, trash, and debris.

Corrective Action:

Make the vehicle operable or remove from property. Remove all junk, trash, and debris.

Notes:

I have been in contact with the tenant.

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 (October 27, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 11th day (October 28, 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: October 17, 2023
Case Number: 23-00699
Code Officer: David Whitty
Address of Property: 106 W 4th Street
Respondent: Christopher Harris
Parcel ID Number: 09-21-28-0196-40-061

NOTICES:

1. October 4, 2023 Notice of Hearing mailed certified.
2. October 4, 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.

Violations:

Overgrown property.

Corrective Action:

Cut/mow the overgrown property.

Notes:

There was previous case 23-00400 in June 2023.

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 (October 27, 2023), and remain in compliance, or a fine of \$500 per day will begin on the 11th day (October 28, 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.