



APOPKA CODE ENFORCEMENT HEARING AGENDA

April 16, 2024 1:30 PM

Apopka City Hall Council Chambers

CALL TO ORDER

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case Number. Code Enforcement 24-00186 – 950 S Park Avenue, Apopka, FL 32703- Presented by Dave Whitty
2. Case Number. Code Enforcement 24-00170 – 27 W 3rd Street, Apopka, FL 32703- Presented by Dave Whitty
3. Case Number. Code Enforcement 24-00205 – 199 E Main Street, Apopka, FL 32703- Presented by Dave Whitty
4. Case Number. Code Enforcement 24-00206 – 256 E Main Street, Apopka, FL 32703- Presented by Dave Whitty
5. Case Number. Code Enforcement 24-00240 – 654 E Magnolia Street, Apopka, FL 32703- Presented by Joe Lebron
6. Case Number. Code Enforcement 24-00258 – 608 E Orange Street, Apopka, FL 32703- Presented by Joe Lebron
7. Case Number. Code Enforcement 24-00259 – 631 E Orange Street, Apopka, FL 32703- Presented by Joe Lebron
8. Case Number. Code Enforcement 24-00261 – 904 S Christiana Avenue, Apopka, FL 32703- Presented by Joe Lebron
9. Case Number. Code Enforcement 24-00143 – 170 Moonbeam Road, Apopka, FL 32712- Presented by Chris Smith
10. Case Number. Code Enforcement 24-00220 – 1800 Concord Drive, Apopka, FL 32712- Presented by Chris Smith
11. Case Number. Code Enforcement 24-00215 – 1815 Windsor Oak Drive, Apopka, FL 32712- 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: April 16, 2024
Case Number: 24-00186
Code Officer: David Whitty
Address of Property: 950 South Park Avenue
Respondent: Betta Creative LLC
Parcel ID Number: 09-21-28-0196-80-640

NOTICES:

1. February 21, 2024 Warning Notice mailed.
2. March 28, 2024 Notice of Hearing mailed certified.
3. March 29, 2024 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound, and in good repair.
2. 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:

Vacant lot having pallets, including but not limited to, building material, mounds of dirt, junk, trash, and tree debris. Fencing in disrepair.

Corrective Action:

Properly repair, replace, or remove the damaged fencing. Remove the dirt mounds, remove all junk, trash, and tree debris.

Notes:

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 (May 1, 2024), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (May 2, 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: April 16, 2024
Case Number: 24-00170
Code Officer: David Whitty
Address of Property: 27 West 3rd Street
Respondent: Roger and Alice Meyer
Parcel ID Number: 09-21-28-0196-20-201

NOTICES:

1. January 30, 2024 Warning Notice mailed.
2. March 28, 2024 Notice of Hearing mailed certified.
3. March 29, 2024 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 vegetation exceeding 12 inches in height.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violations:

Overgrown vegetation, junk, trash, and debris.

Corrective Action:

Cut/mow all overgrown areas of the property, and remove all junk, trash, and debris.

Notes:

The property owners have been in contact, and I have met with them on 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 30 days (May 16, 2024), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 31st day (May 17, 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: April 16, 2024
Case Number: 24-00205
Code Officer: David Whitty
Address of Property: 199 East Main Street
Respondent: 199EM LLC
Parcel ID Number: 09-21-28-0196-30-591

NOTICES:

1. February 14, 2024 Warning Notice mailed.
2. March 28, 2024 Notice of Hearing mailed certified.
3. March 29, 2024 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 8, Section 8.5.5: Abandonment or discontinuance of a sign.

Violation:

There has not been a business at this location for over 6 months, making the sign a non-conforming sign.

Corrective Action:

Remove the existing, non-conforming sign.

Notes:

The property owner's son has been in contact.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (May 16, 2024), and remain in compliance, or a fine of \$500 per day will begin on the 31st day (May 17, 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: April 16, 2024
Case Number: 24-00206
Code Officer: David Whitty
Address of Property: 256 East Main Street
Respondent: Nancy McClure, Trustee
Parcel ID Number: 09-21-28-0196-60-050

NOTICES:

1. February 14, 2024 Warning Notice mailed.
2. March 28, 2024 Notice of Hearing mailed certified.
3. March 29, 2024 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 8, Section 8.5.5: Abandonment or discontinuance of a sign.

Violations:

There has not been a business at this location for over 6 months, making the sign a non-conforming sign.

Corrective Action:

Remove the existing, non-conforming sign.

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 30 days (May 16, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 31st day (May 17, 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: April 16, 2024
Case Number: 24-00240
Code Officer: Joe Lebron
Address of Property: 654 E MAGNOLIA ST
Respondent: SOFIA JARAMILLO
Parcel ID Number: 10-21-28-9104-02-010

NOTICES:

1. February 29, 2024 Warning Notice mailed.
2. April 3, 2024 Notice of Hearing mailed certified.
3. April 3, 2024 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 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.

Violations:

Detached buildings, behind the house, without permits. Tall grass exceeding 12 inches in height.

Corrective Action:

Obtain permits for the detached buildings. Cut all grass and weeds exceeding 12 inches in height throughout property.

Notes:

Attempted to make contact with someone on premises. No answer. Left business card at door. Violation added and compliance date changed to reflect 15 days. Violation letter re-mailed with new violation added.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (May 1, 2024), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (May 2, 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: April 16, 2024

Case Number: 24-00258

Code Officer: Joe Lebron

Address of Property: 608 E ORANGE ST

Respondent: GLENN TRACY PITTMAN

Parcel ID Number: 10-21-28-9104-01-120

NOTICES:

1. March 19, 2024 Warning Notice mailed.
2. April 3, 2024 Notice of Hearing mailed certified.
3. April 3, 2024 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.
3. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
4. Chapter 3, Section 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.

Land Development Code (LDC)

1. Article 4, Section 4.3.2.B: Open and outside storage is not a permitted use in Residential Zoning Districts.

Violations:

Outside storage. Pop-up canopies in front of residence. Junk, trash, and debris. Inoperable vehicle. Tall vegetation exceeding 12 inches in height. Exterior of home unclean and unsanitary with mold.

Corrective Action:

Outside storage is not a permitted use in Residential areas. Canopies have to be in the backyard. Make the vehicle operable, or remove it. Remove all junk, trash, and debris. Cut all grass and vines throughout property exceeding 12 inches in height. Eliminate all mold along the exterior of home in a manner that home be kept in a clean and sanitary condition. Get the property cleaned up.

Notes:

Attempted to make contact with someone on premises. No answer at door. Added violations and adjusted the

compliance date to reflect 15 days.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (May 1, 2024), and remain in compliance, or a fine of \$500 per day, per violation will begin on the 16th day (May 2, 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: April 16, 2024

Case Number: 24-00259

Code Officer: Joe Lebron

Address of Property: 631 E ORANGE ST

Respondent: TERRY N WOODFORD

Parcel ID Number: 10-21-28-9104-02-150

NOTICES:

1. March 8, 2024 Warning Notice mailed.
2. April 3, 2024 Notice of Hearing mailed certified.
3. April 3, 2024 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 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
4. 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.
5. Chapter 3, Section 304.2: Exterior surfaces shall be protected from decay, peeling paint, rust, and corrosion.
6. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Violations:

Tall grass and weeds, outdoor storage of trash and debris, boarded up window, exposed and rotting fascia, and inoperative vehicles in backyard.

Corrective Action:

Cut/mow the overgrown property, clear out the outdoor storage of debris to include but not limited to cinder blocks and cooler, repair boarded up window, repair and paint damaged/exposed roof fascia, and bring all vehicles in backyard into operative condition or remove from property.

Notes:

Vacant home. Added violations to existing case and changed compliance dates to reflect 15 days. Re-mailed violation notice.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (May 1, 2024), and remain in compliance, or a fine of \$500 per day, **per violation** will begin on the 16th day (May 2, 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: April 16, 2024

Case Number: 24-00261

Code Officer: Joe Lebron

Address of Property: 904 S CHRISTIANA AVE

Respondent: JUAREZ MIRANDA SELVYN RODERICO

Parcel ID Number: 15-21-28-7048-02-210

NOTICES:

1. March 13, 2024 Warning Notice mailed.
2. April 3, 2024 Notice of Hearing mailed certified.
3. April 3, 2024 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 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Land Development Code (LDC)

1. Article 4, Section 4.3.3.4: No accessory structure shall be located in the front of residence or corner lot side yard.

Violations:

Unpermitted Accessory Dwelling Unit (ADU) erected between 2018 and 2019. Accessory Structure (Carport Canopy) in front yard not permitted. Open and outdoor storage of trash, junk, and debris. Mold and dirt on exterior surface of home.

Corrective Action:

Obtain all necessary approvals and permits for Accessory Dwelling Unit or remove the structure in its entirety. For permitting questions, please contact Community Development at phone # 407-703-1712. Permit can be obtained online at <https://apopkafl.portal.opengov.com/>. Relocate carport accessory structure to rear yard setback. Remove trash and debris to include but not limited to piles of cinder block, tree debris, bricks, wood, and tarp. Remove all mold and dirt in a manner that the exterior of the structure be maintained in a clean and sanitary condition.

Notes:

Spoke with resident, Carlili Velasquez, on 3/27/2024 and answered all her questions regarding the violations

and how to gain compliance. She can be contacted at phone # 321-566-5166.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (May 1, 2024), and remain in compliance, or a fine of \$500 per day, **per violation** will begin on the 16th day (May 2, 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: April 16, 2024

Case Number: 24-00143

Code Officer: Chris Smith

Address of Property: 170 MOONBEAM RD

Respondent: TRANS AM SFE II LLC

Parcel ID Number: 04-21-28-8410-01-680

NOTICES:

1. January 17, 2024 Warning Notice mailed.
2. April 16, 2024 Notice of Hearing mailed certified.
3. April 16, 2024 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. Sec 603.1: Mechanical equipment and appliances: Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Violations:

Full bathroom and kitchen added to the garage without obtaining permits. Refrigerator in the kitchen in main house is not working properly.

Corrective Action:

Obtain all necessary permits for the full bathroom and kitchen added to the garage or remove and reconvert back to a garage. Repair or replace refrigerator in the kitchen in main house.

Notes:

I spoke to a representative of the owner, Joshua Sutta @ 407-257-9213 and explained the violations. He is going to get with the owner and find out his options.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (May 1, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (May 2, 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: April 16, 2024

Case Number: 24-00220

Code Officer: Chris Smith

Address of Property: 1800 CONCORD DR

Respondent: BTR SCATTERED SITE OWNER 2 LLC

Parcel ID Number: 24-21-28-8481-00-540

NOTICES:

1. February 22, 2024 Warning Notice mailed.
2. April 16, 2024 Notice of Hearing mailed certified.
3. April 16, 2024 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

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

Violations:

Commercial vehicle not permitted to be parked in a residential neighborhood.

Corrective Action:

Remove/relocate red commercial truck from driveway and residential neighborhood.

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 (May 1, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (May 2, 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: April 16, 2024

Case Number: 24-00215

Code Officer: Chris Smith

Address of Property: 1815 WINDSOR OAK DR

Respondent: TRAN LINH C

Parcel ID Number: 24-21-28-8481-00-360

NOTICES:

1. February 22, 2024 Warning Notice mailed.
2. April 16, 2024 Notice of Hearing mailed certified.
3. April 16, 2024 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 303.1: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
2. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.

Violations:

Pool dirty and not being maintained. Pool enclosure missing screens and in disrepair.

Corrective Action:

Repair all damaged/missing screens on pool enclosure. Clean and maintain pool.

Notes:

On re-inspection the owner replaced the fence and pool is now secure. The only issue now is the enclosure has missing screens and is in disrepair & pool is dirty. I informed the owner on how to obtain a permit for demolition of the pool since they asked about doing this. The daughter of the owner was there to translate.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (May 1, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (May 2, 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.