



APOPKA CODE ENFORCEMENT HEARING AGENDA

June 18, 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 24-00208 - 1992 Schopke Lester Rd, Apopka FL 32703 - Presented by Chris Smith
2. Case Number. Code Enforcement 24-00211 - 926 S Christiana Ave, Apopka FL 32703 - Presented by Chris Smith
3. Case Number. Code Enforcement 24-00234 - 819 E Orange St, Apopka FL 32703 - Presented by Chris Smith
4. Case Number. Code Enforcement 24-00450 - 300 E Welch Rd, Apopka FL 32712 - Presented by Chris Smith
5. Case Number. Code Enforcement 24-00451 - 292 E Welch Rd, Apopka FL 32712 - Presented by Chris Smith
6. Case Number. Code Enforcement 24-00542 - 819 Green English St, Apopka FL 32703 - Presented By Chris Smith
7. Case Number. Code Enforcement 24-00345 - 828 Georgia Ave, Apopka FL 32703 - Presented by David Whitty
8. Case Number. Code Enforcement 24-00373 - 920 Little Ave, Apopka FL 32703 - Presented by David Whitty
9. Case Number. Code Enforcement 24-00393 - 234 E 8th St, Apopka FL 32703 - Presented by David Whitty
10. Case Number. Code Enforcement 24-00444 - 431 S Central Ave, Apopka FL 32703 - Presented by David Whitty
11. Case Number. Code Enforcement 24-00486 - 626 Marvin C Zanders Ave, Apopka FL 32703 - Presented by David Whitty
12. Case Number. Code Enforcement 24-00493 - 140 W 5th St, Apopka FL 32703 - Presented by David Whitty
13. Case Number. Code Enforcement 24-00249 - 2074 Wentworth Cir, Apopka FL 32703 - Presented by Joe Lebron
14. Case Number. Code Enforcement 24-00305 - 1806 Summit Chase Ave, Apopka FL 32703 - Presented by Joe Lebron
15. Case Number. Code Enforcement 24-00315 - 1816 Snapdragon Ct, Apopka FL 32703 - Presented by Joe Lebron
16. Case Number. Code Enforcement 24-00325 - 2091 Wentworth Cir, Apopka FL 32703 - Presented by Joe Lebron
17. Case Number. Code Enforcement 24-00356 - 601 E Orange St, Apopka FL 32703 - Presented by Joe Lebron
18. Case Number. Code Enforcement 24-00360 - 2200 E Semoran Blvd, Apopka FL 32703 - Presented by Joe Lebron

19. Case Number. Code Enforcement 24-00377 - 1359 Ravida Woods Dr, Apopka FL 32703 - Presented by Joe Lebron
20. Case Number. Code Enforcement 24-00408 - 1959 Borga Ct, Apopka FL 32703 - Presented by Joe Lebron
21. Case Number. Code Enforcement 24-00430 - 1008 Sheeler Hills Dr, Apopka FL 32703 - Presented by Joe Lebron
22. Case Number. Code Enforcement 24-00442 - 1956 Apopka Blvd, Apopka FL 32703 - Presented by Joe Lebron
23. Case Number. Code Enforcement 24-00443 - Apopka Blvd, Apopka FL 32703 - Presented by Joe Lebron
24. Case Number. Code Enforcement 24-00482 - 942 Haas Ave, Apopka FL 32703 - Presented by Joe Lebron

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: June 18, 2024

Case Number: 24-00208

Code Officer: Chris Smith

Address of Property: 1992 SCHOPKE LESTER RD

Respondent: SERBAN MIRCEA

Parcel ID Number: 31-20-28-0000-00-037

NOTICES:

1. February 16, 2024 Warning Notice mailed.
2. June 5, 2024 Notice of Hearing mailed certified.
3. June 5, 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 308.1: Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (junk, trash, and debris)
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 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.

Land Development Code (LDC)

1. 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)
2. 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.

Corrective Action:

Obtain permit for four (04) hens and remove the rest of the chickens. Remove rooster from property, not permitted in a residential. Obtain permits or Remove all unpermitted structures in backyard holding chickens. Make all vehicles operable or remove all inoperable vehicles (no tag(s), wrecked, expired tag(s), etc) from the property. Remove all junk, trash and debris to include but not limited to tires, wood pallets, wood, boxes, and loose items in back, front and sides of property. Cut all high grass and weeds on the property.

Notes:

I spoke to owner during initial inspection and on the phone. He was explained all the violations and how to correct.

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 (July 3, 2024), and remain in compliance, or a fine of \$500 per day, per violation will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00211

Code Officer: Chris Smith

Address of Property: 926 S CHRISTIANA AVE

Respondent: ETHRIDGE EDWARD ESTATE

Parcel ID Number: 15-21-28-7048-02-090

NOTICES:

1. February 16, 2024 Warning Notice mailed.
2. June 5, 2024 Notice of Hearing mailed certified.
3. June 5, 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 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
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 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
4. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.

Corrective Action:

Cut/mow all high grass and weeds throughout the property. Clean/remove all dirt and mold from sides of the house. Remove inoperable vehicle from the property or make operable. Repair or replace damaged screen enclosure in front of trailer.

Notes:

I have been in contact with a representative of the house via telephone.

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 (July 3, 2024), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (July 04, 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: June 18, 2024

Case Number: 24-00234

Code Officer: Chris Smith

Address of Property: 819 E ORANGE ST

Respondent: RODRIGUEZ CARLOS HECTOR HERNANDEZ

Parcel ID Number: 10-21-28-6136-00-130

NOTICES:

1. February 28, 2024 Warning Notice mailed.
2. June 5, 2024 Notice of Hearing mailed certified.
3. June 5, 2024 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

Corrective Action:

Obtain all necessary permits for the back porch added next to the rear of the house. All permits can be obtained online @ <https://apopkafl.workflow.opengov.com/#/create>

Notes:

I have been in contact with the owner's wife to guide her on the process.

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 (July 3, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00450

Code Officer: Chris Smith

Address of Property: 300 E WELCH RD

Respondent: JAMES & ALLYSON ROBERTS

Parcel ID Number: 34-20-28-9550-00-280

NOTICES:

1. May 6, 2024 Warning Notice mailed.
2. June 5, 2024 Notice of Hearing mailed certified.
3. June 5, 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 308.1: Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (junk, trash, and debris)

Corrective Action:

Remove all trash junk and debris from vacant lot. Attached in envelope is a No Trespass form to assist with personnel and homeless living on vacant lot. This will allow APD to arrest anyone on this property. Fill all the way out, notarize and return to Apopka Police Dept or email back to CSmith@Apopka.net.

Notes:

Vacant lot. No Trespass form sent via mail to 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 (July 3, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00451

Code Officer: Chris Smith

Address of Property: 292 E WELCH RD

Respondent: JAMES & ALLYSON ROBERTS

Parcel ID Number: 34-20-28-9550-00-020

NOTICES:

1. May 6, 2024 Warning Notice mailed.
2. June 5, 2024 Notice of Hearing mailed certified.
3. June 5, 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 308.1: Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (junk, trash, and debris)

Corrective Action:

Remove all trash junk and debris from vacant lot. Attached in envelope is a No Trespass form to assist with personnel and homeless living on vacant lot. This will allow APD to arrest anyone on this property. Fill all the way out, notarize and return to Apopka Police Dept or email back to CSmith@Apopka.net.

Notes:

Vacant lot. No Trespass form sent via mail to 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 (July 3, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00542

Code Officer: Chris Smith

Address of Property: 819 GREEN ENGLISH ST

Respondent: K HOVNANIAN IVY TRAIL LLC

Parcel ID Number: 18-21-28-3850-00-670

NOTICES:

1. June 5, 2024 Warning Notice mailed.
2. June 6, 2024 Notice of Hearing mailed certified.
3. June 6, 2024 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Utilities Design and Construction Standards, Chapter 3, Section 30.7: Construction work is to be conducted between the hours of 7am and 6pm Monday through Friday, and between the hours of 8am and 5pm Saturday, with no work permitted on Sundays unless allowed by the City Engineer.
2. Chapter 78, Article 3, Section 78-142: Stop work order; immediate action.

Corrective Action:

Stop Work order has been issued by Building Dept. Cease doing construction in Ivy Trails Neighborhood after hours. The City of Apopka's construction hours are Monday through Friday from 7 a.m. to 6 p.m., Saturday from 8 a.m. to 5 p.m., and no work on Sunday.

Notes:

Building Dept and Captain Brick has been in contact with a representative with owner/company.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. Due to multiple infractions and stop work orders issued, this violation is irreparable or irreversible in nature, we request a one-time fine of \$5,000.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: June 18, 2024
Case Number: 24-00345
Code Officer: David Whitty
Address of Property: 828 Georgia Avenue
Respondent: Timothy Williams
Parcel ID Number: 15-21-28-4982-01-080

NOTICES:

1. April 8, 2024 Warning Notice mailed.
2. May 24, 2024 Notice of Hearing mailed certified.
3. May 24, 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:

Parking/storing a commercial transport van at the residence.

Corrective Action:

Remove the transport van.

Notes:

I have been in contact with the property owner. He stated that his plan is to convert the van into an RV. He was supposed to show me that it is registered as an RV.

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 (July 3, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (July 4, 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: June 18, 2024
Case Number: 24-00373
Code Officer: David Whitty
Address of Property: 920 Little Avenue
Respondent: Manuel and Leonar Ceballos
Parcel ID Number: 15-21-28-6756-00-350

NOTICES:

1. April 18, 2024 Warning Notice mailed.
2. May 24, 2024 Notice of Hearing mailed certified.
3. May 24, 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 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 4.3.4.B.14: Outside storage is not permitted in MU-D zoning.
2. Article 5, Section 5.1.5.A.4: Commercial vehicles are prohibited on any public or private in any Residential district.
3. Article 5, Section 5.5.6.B: Prohibited materials for fencing.

Violations:

Vacant lot having a trailer full of tires, including but not limited to, building material, junk, trash, and tree debris. Fencing in disrepair. Shade cloth being used as fencing. An inoperable vehicle.

Corrective Action:

Properly repair, replace, or remove the damaged fencing. Remove everything from the property

Notes:

I have been in contact with the property owner and his 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 (July 3, 2024), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (July 4, 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: June 18, 2024
Case Number: 24-00393
Code Officer: David Whitty
Address of Property: 234 East 8th Street
Respondent: Carlos Luna
Parcel ID Number: 15-21-28-7540-00-203

NOTICES:

1. April 23, 2024 Warning Notice mailed.
2. May 24, 2024 Notice of Hearing mailed certified.
3. May 24, 2024 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 4, Section 4.2.2.C: Vehicle storage is not a permitted in MU-D zoning.
2. Article 5, Section 5.1.5.A.4: Commercial vehicles are prohibited on any public or private in any Residential district.

Violations:

Parking/storing commercial vehicles at residence.

Corrective Action:

Remove all commercial vehicles from the property.

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 (July 3, 2024), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00444

Code Officer: David Whitty

Address of Property: 431 South Central Avenue

Respondent: Trust No. 431-433

Parcel ID Number: 09-21-28-0196-50-261

NOTICES:

1. May 10, 2024 Warning Notice mailed.
2. May 24, 2024 Notice of Hearing mailed certified.
3. May 24, 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 308.1: Accumulation of junk, trash, and debris.

Violation:

Junk, trash, and debris.

Corrective Action:

Remove all junk, trash, and 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 10 days (June 28, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 11th day (June 29, 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: June 18, 2024

Case Number: 24-00486

Code Officer: David Whitty

Address of Property: 626 Marvin C. Zanders Avenue

Respondent: ALERT HOMES LLC

Parcel ID Number: 09-21-28-0196-40-360

NOTICES:

1. May 10, 2024 Warning Notice mailed.
2. May 24, 2024 Notice of Hearing mailed certified.
3. May 24, 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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
1. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violations:

An accessory structure in disrepair, inoperable vehicles, junk, trash, and debris.

Corrective Action:

Properly repair or remove the accessory structure in the rear of one of the rental units. Make all vehicles operable or remove them. Remove all junk, trash, and 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 (July 3, 2024), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00493

Code Officer: David Whitty

Address of Property: 140 West 5th Street

Respondent: J & J Construction and Investments LLC

Parcel ID Number: 09-21-28-0196-40-164

NOTICES:

1. May 15, 2024 Warning Notice mailed.
2. May 24, 2024 Notice of Hearing mailed certified.
3. May 24, 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.

Violations:

Overgrown vacant property.

Corrective Action:

Cut/mow the overgrown property.

Notes:

Development began and a street put in, but work stopped, and the property is not being maintained.

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 (July 3, 2024), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00249

Code Officer: Joe Lebron

Violation Address: 2074 WENTHWORTH CIR

Respondent: BEATRICE AZOR & CHARLES BRILLANVIL

Parcel ID Number: 23-21-28-9483-01-260

NOTICES:

1. Warning Notice mailed. March 21, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION 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.

Corrective Action:

Update registrations for Nissan XTerra with expired 2020 tag and a Mercedes sedan with expired 2019 tag.

Notes:

Initial inspection was done by Code Enforcement Officer David Whitty on 3/5/2024. I took over this case on 3/20/2024. Contact with owner, Charles, was made on 4/2/2024. Owner stated he was shipping the vehicles to Haiti but was waiting to do so because of the civil unrest in the country.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00305

Code Officer: Joe Lebron

Violation Address: 1806 SUMMIT CHASE AVE

Respondent: 1806 SUMMIT CHASE TRUST

Parcel ID Number: 23-21-28-7964-00-850

NOTICES:

1. Warning Notice mailed. March 27, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION 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.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.
2. Article 5, Section 5.5.9: Fences and walls require permits.

Corrective Action:

Move utility trailer to rear yard. Update registration for vehicle license plate. Obtain a permit for fence.

Notes:

Trailer removed. All other conditions unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00315

Code Officer: Joe Lebron

Violation Address: 1816 SNAPDRAGON CT

Respondent: STEPHEN E. & MELANIE J. RICE

Parcel ID Number: 23-21-28-7966-00-310

NOTICES:

1. Warning Notice mailed. March 27, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION 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 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
2. Chapter 3, Section 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
3. Chapter 3, Section 304.2: Exterior surfaces shall be protected from decay, peeling paint, rust, and corrosion.
4. Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.
5. 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.

Corrective Action:

Repair damaged garage door, window, and front door framing. Repair damaged roofing soffit. Repair extensive damage to the exterior siding of home around the base of home, windows, and gable. Paint exposed exterior surfaces so as to protect from the elements and decay. Clean exterior surfaces to remove mold and maintain in sanitary condition.

Notes:

No contact with anyone at residence.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00325

Code Officer: Joe Lebron

Violation Address: 2091 WENTHWORTH CIR

Respondent: DIEUJUSTE JOSE BILDAD

Parcel ID Number: 23-21-28-9483-01-310

NOTICES:

1. Warning Notice mailed. April 4, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION 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.

Corrective Action:

Repair the fence.

Notes:

Upon re-inspection, no contact could be made with the reporting citizen or any residents at the violation address to allow access onto the property and verify compliance.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00356

Code Officer: Joe Lebron

Violation Address: 601 E ORANGE ST

Respondent: PEDRO LANDA & ISABEL BARRERA FLORES

Parcel ID Number: 10-21-28-9104-02-220

NOTICES:

1. Warning Notice mailed. April 12, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION 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 304.7 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.
2. Chapter 3, Section 308.1: Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (junk, trash, and debris)
3. 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.

Corrective Action:

Obtain all necessary building permits for all work being done. Clear out all trash and other debris located in the rear of property. Clean exterior walls of home that it be maintained in a clean and sanitary condition free of mold and mildew.

Notes:

Vacant mobile home being renovated and added onto without permits. No contact with owners.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00360

Code Officer: Joe Lebron

Violation Address: 2200 E SEMORAN BLVD

Respondent: PLATINUM EAGLES 2011 LLC

Parcel ID Number: 12-21-28-0000-00-014

NOTICES:

1. Warning Notice mailed. April 16, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION SUMMARY:

Land Development Code (LDC)

1. Article 5, Section 5.10.3.A: All signs shall be maintained in a state of good repair and present a neat and clean appearance.

Corrective Action:

Repair or replace the damaged shopping center sign at the shopping center entrance located along Piedmont Wekiwa Rd. to comply with this code.

Notes:

No contact from owner or registered agent.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00377

Code Officer: Joe Lebron

Violation Address: 1359 RAVIDA WOODS DR

Respondent: PROGRESS RESIDENTIAL BORROWER 6 LLC

Parcel ID Number: 13-21-28-6901-00-190

NOTICES:

1. Warning Notice mailed. April 18, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION 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.

Land Development Code (LDC)

1. 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.

Corrective Action:

Move boat to backyard, mow entire lot, and update the license plate registration or remove the vehicle from the property.

Notes:

Made contact with tenants but they were not inclined to comply. Company, that owns the property, is seeking options to evict.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00408

Code Officer: Joe Lebron

Violation Address: 1959 BORGA CT

Respondent: RIRS LLC

Parcel ID Number: 23-21-28-1779-01-080

NOTICES:

1. Warning Notice mailed. April 25, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
2. Chapter 3, Section 304.14: Insect screens.
3. Chapter 3, Section 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.

Land Development Code (LDC)

1. Article 4, Sec 4.4.4.H: Storage in Portable Shipping Container. Temporary storage in portable shipping containers shall comply with the following standards:
 - 1.Storage containers shall not exceed 160 square feet in floor area or be taller than eight feet.
 - 2.Containers shall be located within a driveway, parking, or loading area. In cases where the driveway, parking, or loading area extends behind the front façade of a building, the container shall be placed behind the front façade.
 - 3.In cases where improved driveways, parking, or loading areas are not present, containers shall be located so as to minimize their visibility from streets or adjacent residential areas, to the extent practicable.
 - 4.Nothing in these standards shall limit the placement of more than one container on a lot or site, provided compliance with all other applicable standards is maintained.
 - 5.Except for storage containers located on construction sites, storage containers shall not be located on an individual parcel or site for more than 30 consecutive days per site per occurrence.
 - 6.Storage containers may be placed on a residential site a maximum of two occurrences per year, per unit.
 - 7.A minimum period of six months is required between the removal of a storage container from a nonresidential site and the subsequent placement of a storage container on the site.
2. 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.

Corrective Action:

All vehicles stored on premises must be either properly licensed and registered, parked in an enclosed garage, parked under a carport with a car cover, or removed from the property. Additionally, repair or replace damaged window and insect screen located next to front door. Obtain a building permit to allow for storage of the commercial dumpster. Move utility trailer to rear yard.

Notes:

Vacant home. No contact with owner.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00430

Code Officer: Joe Lebron

Violation Address: 1008 SHEELER HILLS DR

Respondent: SRP SUB LLC

Parcel ID Number: 23-21-28-7961-00-020

NOTICES:

1. Warning Notice mailed. May 1, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION 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.

Corrective Action:

All vehicles parked on premises must be either properly licensed and registered, stored in an enclosed garage, parked under a carport with a car cover, or removed from the property.

Notes:

No contact with the owner.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00442

Code Officer: Joe Lebron

Violation Address: 1956 APOPKA BLVD.

Respondent: PASHA KHAN LLC

Parcel ID Number: 24-21-28-0000-00-089

NOTICES:

1. Warning Notice mailed. May 3, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION 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 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.
3. Chapter 3, Section 304.14: Insect screens.
4. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
5. Chapter 3, Section 308.1: Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (junk, trash, and debris)

Land Development Code (LDC)

1. Art. 4, Sec. 4.2.3.F.1: All industrial uses in the I-L: Light Industrial district shall be contained within an enclosed building, unless a special exception is approved for the use in accordance with Sec. 2.5.1.G, Special Exception Permit.

Corrective Action:

Mow entire lot and clear all trash and debris throughout property. Remove the dual rear wheeled vehicle from property. Repair damaged fence and insect screens. Repair or replace the roof. Obtain and finalize all necessary permits for roof repair.

Notes:

Vacant home. No contact with owner.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00443

Code Officer: Joe Lebron

Violation Address: APOPKA BLVD.

Respondent: POTOPAS DAVID L.

Parcel ID Number: 24-21-28-0000-00-033

NOTICES:

1. Warning Notice mailed. May 7, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION 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.

Land Development Code (LDC)

1. Art. 4, Sec. 4.2.3.F.1: All industrial uses in the I-L: Light Industrial district shall be contained within an enclosed building, unless a special exception is approved for the use in accordance with Sec. 2.5.1.G, Special Exception Permit.
2. Art. 5, Sec. 5.1.5.D: Vehicles are to be parked on driveway or an approved, extended driveway.

Corrective Action:

All vehicles stored on property must be properly licensed, registered, and stored on an approved surface unless otherwise specified on I-L zoned properties. Remove tractor trailer and dual rear wheeled vehicle from property as they are not permitted to be stored on I-L zoned properties without a special exception. Mow entire lot.

Notes:

Vacant lot. No contact with owner.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (July 4, 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: June 18, 2024

Case Number: 24-00482

Code Officer: Joe Lebron

Violation Address: 942 HAAS AVE.

Respondent: MARISCAL ARTURO & JAVIER

Parcel ID Number: 10-21-28-8652-14-032

NOTICES:

1. Warning Notice mailed. May 10, 2024
2. Notice of Hearing mailed certified. June 5, 2024
3. Notice of Hearing posted at City Hall and on property. June 5, 2024

VIOLATION 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 rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (junk, trash, and debris)

Corrective Action:

Remove open outside storage of debris to include but not limited to tree debris in the front yard and piles of metal in the backyard.

Notes:

No contact with owner.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 3, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (July 4, 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.