



## **APOPKA CODE ENFORCEMENT HEARING AGENDA**

**August 20, 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 24-00506 - 2820 Hilltop Loop, Apopka FL 32712 - Presented by Chris Smith
2. Case Number. Code Enforcement 24-00615 - 1550 Golfside Village Blvd, Apopka FL 32712 - Presented by Chris Smith
3. Case Number. Code Enforcement 24-00381 - 1213 Lake Piedmont Cir, Apopka FL 32703 - Presented by Joe Lebron
4. Case Number. Code Enforcement 24-00428 - 1038 Sheeler Hills Dr, Apopka FL 32703 - Presented by Joe Lebron
5. Case Number. Code Enforcement 24-00524 - 1151 Pin Oak Dr, Apopka FL 32703 - Presented by Joe Lebron
6. Case Number. Code Enforcement 24-00294 - 61 W Michael Gladden Blvd, Apopka FL 32703 - Presented by Dave Whitty
7. Case Number. Code Enforcement 24-00396 - 226 W 2nd St, Apopka FL 32703 - Presented by Dave Whitty
8. Case Number. Code Enforcement 24-00639 - 131 W 8th St, Apopka FL 32703 - Presented by Dave Whitty
9. Case Number. Code Enforcement 24-00648 - 602 S Park Ave, Apopka FL 32703 - Presented by Dave Whitty
10. Case Number. Code Enforcement 24-00512 - 617 Marvin C Zanders Ave, Apopka FL 32703 - Presented by Dave Whitty
11. Case Number. Code Enforcement 24-00527 - 830 S Highland Ave, Apopka FL 32703 - Presented by Dave Whitty

### **NEXT MEETING DATE**

October 15, 2024

### **ADJOURNMENT**

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

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be

required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.



# City of Apopka

## CODE ENFORCEMENT HEARING

**Meeting Date:** August 20, 2024

**Case Number:** 24-00506

**Code Officer:** Chris Smith

**Address of Property:** 2820 HILLTOP LOOP

**Respondent:** ANIM AND VERONICA MCDOWALL

**Parcel ID Number:** 29-20-28-8891-01-060

### **NOTICES:**

1. July 17, 2024 Warning Notice mailed.
2. August 7, 2024 Notice of Hearing mailed certified.
3. August 7, 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 building permits for the rear addition to the home or revert back to original.

#### **Notes:**

I have been in contact with the owner and Zoning dept. The owner applied for a VAR and was denied due to setback issues. She is currently dealing with the HOA for amendment to the building documents.

### **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 (November 18, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 91<sup>st</sup> day (November 19, 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:** August 20, 2024

**Case Number:** 24-00615

**Code Officer:** Chris Smith

**Address of Property:** 1550 GOLFSIDE VILLAGE BLVD

**Respondent:** FKH SFR C1 L P

**Parcel ID Number:** 32-20-28-2536-00-740

### **NOTICES:**

1. July 17, 2024 Warning Notice mailed.
2. August 7, 2024 Notice of Hearing mailed certified.
3. August 7, 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 302.2: Premises shall be graded and maintained to prevent erosion and stagnant water. Florida Stormwater Erosion and Sedimentation Control: Ch. 4, Sec. 4.6: Sodding must be properly laid, in order to prevent erosion and sediment runoff.

#### **Corrective Action:**

Using fill dirt, regrade the back yard of 1550 Golfside Village Blvd to its original design to alleviate the erosion issue at 1546 Golfside Village Blvd. See attached document for image of where to regrade.

#### **Notes:**

City of Apopka, MS4 Administrator-Public Services Dept- Jennifer Gilliam conducted an inspection and found that this property needs to be regraded due to erosion issues and water going into neighboring property. Jennifer provided a report for the owner to correct the violation.

### **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 (November 18, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 91<sup>st</sup> day (November 19, 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:** August 20, 2024

**Case Number:** 24-00381

**Code Officer:** Joe Lebron

**Violation Address:** 1213 Lake Piedmont Cir.

**Respondent:** Williams Terrace Latrice

**Parcel ID Number:** 13-21-28-6904-00-540

### **NOTICES:**

1. Warning Notice mailed. April 18, 2024
2. Notice of Hearing mailed certified. August 1, 2024
3. Notice of Hearing posted at City Hall and on property. August 1, 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 304.2: 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 304.14: Insect screens

#### **Corrective Action:**

Repair or replace damaged fence. Repaint roofing fascia that it be protected from the elements and decay. Repair damaged roofing soffit next to front door. Repair stucco on entry way column that it be free from holes, cracks, or loose or rotting plaster. Repair or replace damaged back patio insect screens.

#### **Notes:**

Only had contact with the owner twice. Once over the phone in which she requested an extension and the second interaction was in person when performing a re-inspection in which the owner became very combative and stated she should be notified of any and all scheduled inspections prior to performing them. Upon last inspection on 06/05/2024, conditions were unchanged. Aside from the singular phone call requesting an extension, owner has made no further attempts to contact me for resolution.

**STAFF RECOMMENDATION:**

The property must come into compliance within 15 days (September 4, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16<sup>th</sup> day (September 5, 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:** August 20, 2024  
**Case Number:** 24-00428  
**Code Officer:** Joe Lebron  
**Violation Address:** 1038 Sheeler Hills Dr.  
**Respondent:** Patterson Noelle R.  
**Parcel ID Number:** 23-21-28-7961-00-070

### **NOTICES:**

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

Repair the fence and clear out all trash and debris located at the front entry way.

#### **Notes:**

Made contact with owner during my re-inspection on 05/17/2024, explained the violation, and provided options for resolution of the violation. Owner requested an extension which was granted. Conditions remain unchanged.

### **STAFF RECOMMENDATION:**

The property must come into compliance within 15 days (September 4, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16<sup>th</sup> day (September 5, 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:** August 20, 2024

**Case Number:** 24-00524

**Code Officer:** Joe Lebron

**Violation Address:** 1151 Pin Oak Dr.

**Respondent:** Prais Tiffany

**Parcel ID Number:** 23-21-28-7968-00-020

### **NOTICES:**

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

### **VIOLATION SUMMARY:**

#### **Land Development Code (LDC)**

1. Article 5, Section 5.3.3: An Arbor Permit shall be approved prior to removal of a tree protected by this section.

#### **Corrective Action:**

Obtain a permit for tree removal from city of Apopka arborist division.

#### **Notes:**

Received an e-mail from the owner, on 06/06/2024, showing a letter from the tree removal company used. I responded to the owner's e-mail, on 06/10/2024, with instructions on how to resolve the violation. Conditions remain unchanged.

### **STAFF RECOMMENDATION:**

The property must come into compliance within 15 days (September 4, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16<sup>th</sup> day (September 5, 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:** August 20, 2024

**Case Number:** 24-00294

**Code Officer:** David Whitty

**Address of Property:** 61 West Michael Gladden Boulevard

**Respondent:** Eleston Lettsome

**Parcel ID Number:** 09-21-28-0196-80-331

### **NOTICES:**

1. June 25, 2024 Warning Notice mailed.
2. July 31, 2024 Notice of Hearing mailed certified.
3. August 1, 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 38, Article 2, Section 38-167: All abandoned property is considered a Public Nuisance.
3. Chapter 38, Article 2, Section 38-169: Maintenance requirements for Public Nuisance properties.

#### **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: Overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
3. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
4. Chapter 3, Section 304.2: Exterior surfaces shall be protected from decay, peeling paint, rust, and corrosion.

#### **Land Development Code (LDC)**

1. Article 5, Section 5.5.6.A: Standard materials allowed for walls and fences: Masonry, stone, ornamental iron, wood, vinyl, and composite materials.

### **Violations:**

Abandoned building and property causing a blighting problem. Fencing in disrepair. Shade cloth on fence, aluminum panel on fence, dilapidated fencing inside of chain link fencing, 2x4s holding up an area of fencing. Overgrown property. Rotting wood and peeling paint. Overgrown property.

### **Corrective Action:**

Properly repair, replace, or remove the damaged fencing. Remove everything and every material at and on the fence. Remove the 2x4s that are holding up fencing. Properly replace all rotted wood. Repaint all areas that have peeling paint. Cut/mow the overgrown property.

**Notes:**

I have talked with the property owner multiple times, explaining the importance of getting this property cleaned up and in compliance. He has stated that he does not have any help, and it's difficult for him to keep the property maintained, since he lives in Texas. His daughter has been in contact, and I met a family member at the property, and showed him what needs to get done.

**STAFF RECOMMENDATION:**

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 90 days (November 18, 2024), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 91<sup>st</sup> day (November 19, 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:** August 20, 2024  
**Case Number:** 24-00396  
**Code Officer:** David Whitty  
**Address of Property:** 226 West 2<sup>nd</sup> Street  
**Respondent:** A O K Tire Mart II, Inc.  
**Parcel ID Number:** 09-21-28-0196-10-132

### **NOTICES:**

1. June 6, 2024 Warning Notice mailed.
2. July 31, 2024 Notice of Hearing mailed certified.
3. August 1, 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 [F]304.3: Buildings shall have approved address numbers that are legible and visible from the street or road.
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 4.2.2.C: Unpermitted use in MU-D zoning.

### **Violations:**

Storing operable and inoperable vehicles on the property.

### **Corrective Action:**

Remove all vehicles from the property. Post the address so that it is visible from the street.

### **Notes:**

I have been in contact with the property owner and the business owner.

### **STAFF RECOMMENDATION:**

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (September 19, 2024), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 31<sup>st</sup> day (September 20, 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:** August 20, 2024  
**Case Number:** 24-00639  
**Code Officer:** David Whitty  
**Address of Property:** 131 West 8<sup>th</sup> Street  
**Respondent:** Lou Ann Drive Land Trust  
**Parcel ID Number:** 09-21-28-0196-70-190

### **NOTICES:**

1. July 17, 2024 Warning Notice mailed.
2. August 7, 2024 Notice of Hearing mailed certified.
3. August 7, 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.

#### **Violations:**

Junk and trash on the property.

#### **Corrective Action:**

Remove all junk, trash, and debris from the property, and keep it maintained.

#### **Notes:**

Previous case 23-00503 was heard at the October 17, 2023 Code Enforcement Hearing, with the same property owner and violation.

### **STAFF RECOMMENDATION:**

That the Hearing Officer find that this property is in violation of the above ordinance. Given the Repeat nature of the violation, the Respondent shall pay a flat fine of \$1000 to be paid within 30 days. The property must come into compliance within 15 days (September 4, 2024), and remain in compliance, or a fine of \$500 per day will begin on the 16<sup>th</sup> day (September 5, 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:** August 20, 2024

**Case Number:** 24-00648

**Code Officer:** David Whitty

**Address of Property:** 602 South Park Avenue

**Respondent:** Apopka Property LLC

**Parcel ID Number:** 09-21-28-0196-51-191

### **NOTICES:**

1. May 28, 2024 Warning Notice mailed.
2. July 31, 2024 Notice of Hearing mailed certified.
3. August 1, 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 grass, weeds, and other vegetation exceeding 12 inches in height.

#### **Violations:**

Overgrown property.

#### **Corrective Action:**

Cut/mow the overgrown property, and keep it maintained.

#### **Notes:**

There have been 10 previous cases on this property, regarding overgrown vegetation, with the same property 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 (September 4, 2024), and remain in compliance, or a fine of \$500 per day will begin on the 16<sup>th</sup> day (September 5, 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:** August 20, 2024

**Case Number:** 24-00512

**Code Officer:** David Whitty

**Address of Property:** 617 Marvin C. Zanders Avenue

**Respondent:** Chad & Holly Steese

**Parcel ID Number:** 09-21-28-0196-50-881

### **NOTICES:**

1. May 18, 2024 Warning Notice mailed.
2. July 31, 2024 Notice of Hearing mailed certified.
3. August 1, 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 304.13: Windows shall be kept in sound condition, good repair, and weather tight.
2. Chapter 308.1: Accumulation of junk, trash, and debris.

#### **Violations:**

A broken window at one residence, and junk, trash, and debris.

#### **Corrective Action:**

Properly repair the broken window, and remove all junk, trash, and debris.

#### **Notes:**

I have been in contact with the property owner, and have talked with some tenants.

### **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 (September 4, 2024), and remain in compliance, or a fine of \$500 per day will begin on the 16<sup>th</sup> day (September 5, 2024, 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:** August 20, 2024

**Case Number:** 24-00527

**Code Officer:** David Whitty

**Address of Property:** 830 South Highland Avenue

**Respondent:** Olga Bader Parra

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

### **NOTICES:**

1. June 17, 2021 Warning Notice mailed.
2. July 31, 2024 Notice of Hearing mailed certified.
3. August 1, 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.

#### **Violations:**

Junk, trash, and debris.

#### **Corrective Action:**

Remove all junk, trash, and debris.

#### **Notes:**

There has been no response from the property owner, but I did make contact with the owner's son, Juan, on the property, who has been doing work there.

### **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 (September 19, 2024), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 31<sup>st</sup> day (September 20, 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.