



APOPKA CODE ENFORCEMENT HEARING AGENDA

October 15, 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 24-00725 - 1035 Old Magnolia Cv Unit 20-c, Apopka, FL 32712 - Presented by Chris Smith
2. Case Number. Code Enforcement 24-00731 - 1859 Cranberry Isles Way, Apopka, FL 32712 - Presented by Chris Smith
3. Case Number. Code Enforcement 24-00745 - 1102 Welch Hill Circle, Apopka, FL 32712 - Presented by Chris Smith
4. Case Number. Code Enforcement 24-00785 - 2300 The Reserve Circle, Apopka, FL 32703 - Presented by Chris Smith
5. Case Number. Code Enforcement 24-00587 - 73 West 8th Street, Apopka, FL 32703 - Presented by David Whitty
6. Case Number. Code Enforcement 24-00701 - 573 South Washington Avenue, Apopka, FL 32703 - Presented by David Whitty
7. Case Number. Code Enforcement 24-00758 - 140 West 5th Street, Apopka, FL 32703 - Presented by David Whitty
8. Case Number. Code Enforcement 24-00411 - 1343 Acorn Circle, Apopka, FL 32703 - Presented by Joe Lebron
9. Case Number. Code Enforcement 24-00496 - 827 East Magnolia Street, Apopka, FL 32703 - Presented by Joe Lebron
10. Case Number. Code Enforcement 24-00497 - 824 East Magnolia Street, Apopka, FL 32703 - Presented by Joe Lebron
11. Case Number. Code Enforcement 24-00507 - 2390 Marden Road, Apopka, FL 32703 - Presented by Joe Lebron
12. Case Number. Code Enforcement 24-00583 - 125 South Highland Avenue, Apopka, FL 32703 - Presented by Joe Lebron
13. Case Number. Code Enforcement 24-00592 - 911 Panical Drive, Apopka, FL 32703 - Presented by Joe Lebron
14. Case Number. Code Enforcement 24-00647 - 608 East Orange Street, Apopka, FL 32703 - Presented by Joe Lebron
15. Case Number. Code Enforcement 24-00711 - 819 East Orange Street, Apopka, FL 32703 - Presented by Joe Lebron
16. Case Number. Code Enforcement 24-00715 - Clarcona Road, Apopka, FL 32703 - Presented by Joe Lebron
17. Case Number. Code Enforcement 24-00737 - 3255 Clarcona Road, Apopka, FL 32703 - Presented by Joe Lebron
18. Case Number. Code Enforcement 24-00776 - 1818 Summit Chase Avenue, Apopka, FL 32703 - Presented by Joe Lebron

NEXT MEETING DATE

December 17, 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: October 15, 2024

Case Number: 24-00725

Code Officer: Chris Smith

Address of Property: 1035 OLD MAGNOLIA CV UNIT 20-C

Respondent: CHRISTOPHER & RICHARD CORR

Parcel ID Number: 31-20-28-2600-00-020

NOTICES:

1. September 12, 2024 Warning Notice mailed.
2. October 1, 2024 Notice of Hearing mailed certified.
3. October 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 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:

Cease using carport for storage and relocate all boxes and items stored under carport inside house, in enclosed garage, or remove all items.

Notes:

I have been in contact with the owner at the time of 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 15 days (October 30, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00731

Code Officer: Chris Smith

Address of Property: 1859 CRANBERRY ISLES WAY

Respondent: GASKINS ALTAVESE R

Parcel ID Number: 32-20-28-1141-00-760

NOTICES:

1. August 14, 2024 Warning Notice mailed.
2. October 1, 2024 Notice of Hearing mailed certified.
3. October 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 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.

Corrective Action:

Clean the exterior of the house to remove all mold and mildew.

Notes:

I spoke to the owner on the RING doorbell at the time of the violations.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (October 30, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00745

Code Officer: Chris Smith

Address of Property: 1102 WELCH HILL CIR

Respondent: AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC

Parcel ID Number: 33-20-28-9126-01-050

NOTICES:

1. August 19, 2024 Warning Notice mailed.
2. October 1, 2024 Notice of Hearing mailed certified.
3. October 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 5, Section 504.3: Plumbing systems and fixtures - Plumbing system hazards.
2. Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean, and sanitary condition.
3. Chapter 5, Section 502.1: Bathtubs, showers, toilets, and sinks shall be maintained in a sanitary and safe working condition.

Corrective Action:

Hire a licensed plumber to repair leak in kitchen ceiling, Proof of invoice must be provided to CSmith@Apopka.net. After repairing leak from kitchen ceiling, repair or replace water damage ceiling and walls throughout the kitchen, repair or replace all kitchen cabinets, and re-install kitchen sink.

Notes:

Tenant moved out and I have not had any contact from the 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 (October 30, 2024), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00785

Code Officer: Chris Smith

Address of Property: 2300 THE RESERVE CIR

Respondent: APOPKA DEVELOPMENT OPPORTUNITY LLC

Parcel ID Number: 17-21-28-7345-02-000

NOTICES:

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

SUMMARY:

Land Development Code (LDC)

1. Chapter 78, Article 3, Section 78-140: Discharge of polluting matter in natural waters and storm water management systems prohibited. National Pollutant Discharge Elimination System: Erosion and sedimentation control: Pollution from industrial and construction sites.

Corrective Action:

At a minimum silt barriers shall be placed as shown on the construction plans to insure against polluting, silting or disturbing to such an extent as to cause an increase in turbidity to the existing wetland. If during construction the proposed erosion control system does not perform satisfactorily, alternatives and additional measures shall be implemented by the contractor in order to comply with City of Apopka and S.J.R.W.M.D erosion protection standards. The erosion and sediment control best management practices must also meet FDEP'S minimum specifications, see part 5.1 of the CGP, which references the 2013 state of Florida E&SC Designer and reviewer manual." Contractor is responsible for preparing and adhering to a storm water pollution prevention plan (SWPPP) in accordance to the requirements of the NPDES construction generic permit (CGP). Refer to part 4 of the CGP, 62-621.300(4)(a), for additional information.

Notes:

I received an email stating they would take care of everything, but due to this being irreparable or irreversible in nature this had to go to SM Hearing.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. Due to multiple infractions, these violations are irreparable or irreversible in nature, we request a one-time fine of \$5,000. The property must come into compliance within 10 days (October 25, 2024), and remain in compliance, or a fine of \$1,000 per day, will begin on the 11th day (October 26, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024
Case Number: 24-00587
Code Officer: David Whitty
Address of Property: 73 West 8th Street
Respondent: John Burrell
Parcel ID Number: 09-21-28-0196-80-091

NOTICES:

1. August 3, 2024 Warning Notice mailed.
2. October 2, 2024 Notice of Hearing mailed certified.
3. October 2, 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 vacant lot.

Corrective Action:

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

Notes:

This is a repeat violation with the same property owner of record. (previous case 23-00435 heard at the August 15, 2023 Code Enforcement Hearing)

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. Given the Repeat nature of the violations, the Respondent shall pay a flat fine of \$1000 to be paid within 30 days. The property must come into compliance within 15 days (October 30, 2024), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00701

Code Officer: David Whitty

Address of Property: 573 South Washington Avenue

Respondent: Vivian P. Fling

Parcel ID Number: 09-21-28-0196-40-166

NOTICES:

1. August 16, 2024 Warning Notice mailed.
2. October 2, 2024 Notice of Hearing mailed certified.
3. October 2, 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.

Violations:

Inoperable vehicles.

Corrective Action:

Make all vehicles operable, or remove them.

Notes:

Case 22-00580 was heard at the December 13, 2022 for the same violation.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. Given the Repeat nature of the violations, the Respondent shall pay a flat fine of \$1000 to be paid within 30 days. property must come into compliance within 15 days (October 30, 2024), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00758

Code Officer: David Whitty

Address of Property: 140 West 5th Street

Respondent: J & J Construction & Investments LLC

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

NOTICES:

1. August 21, 2024 Warning Notice mailed.
2. October 2, 2024 Notice of Hearing mailed certified.
3. October 2, 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.

Land Development Code (LDC)

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

Violations:

Junk, trash, debris, and outside storage of building material.

Corrective Action:

Remove all junk, trash, debris, and building material.

Notes:

There has been no response from the property owner. There is a current lien on this property, regarding overgrown vegetation. According to the Building Department, all permits that were applied for, expired on September 6, 2024.

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 (October 30, 2024), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00411

Code Officer: Joe Lebron

Violation Address: 1343 ACORN CIR.

Respondent: POLITIS DIANA

Parcel ID Number: 14-21-28-5943-00-090

NOTICES:

1. Warning Notice mailed. April 26, 2024
2. Notice of Hearing mailed certified. October 2, 2024
3. Notice of Hearing posted at City Hall and on property. October 2, 2024

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

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

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.
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:

Obtain permit for shed and meet all setback requirements. Move canopy and 2 trailers to rear half of lot or remove from property.

Notes:

A 2 week extension was granted on 5/29/2024 at the request of the owner. Upon extension re-inspection on 6/13/2024, canopy and trailers were removed. Shed remained. Owner was actively working to gain compliance and, either, get the shed permitted or moved. Case was, originally, scheduled for the August SM Hearing but was rescheduled for October at the request of the owner to give her a little more time as progress was being made.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (October 30, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00496

Code Officer: Joe Lebron

Violation Address: 827 E. MAGNOLIA ST.

Respondent: ODOM, DAVID D.

Parcel ID Number: 02-21-28-8308-00-081

NOTICES:

1. Warning Notice mailed. May 15, 2024
2. Notice of Hearing mailed certified. October 2, 2024
3. Notice of Hearing posted at City Hall and on property. October 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. IPMC, Chapter 7, [BE] 702.1: General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.
2. IPMC, Chapter 3, Section 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
3. IPMC, Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
4. IPMC, Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.
5. IPMC, Chapter 3, Section 304.7 Roofs and drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Corrective Action:

Remove boards from windows to allow for egress. Repair damaged exterior wall panels, exterior entry door, and roofing soffit.

Notes:

I've been in contact with the owner and progress is being made. Owner has a disability and is performing most, if not all, of the repairs himself.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (October 30, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00497

Code Officer: Joe Lebron

Violation Address: 824 E. MAGNOLIA ST.

Respondent: CHARLES DRECHSEL

Parcel ID Number: 10-21-28-6136-00-330

NOTICES:

1. Warning Notice mailed. May 15, 2024
2. Notice of Hearing mailed certified. October 2, 2024
3. Notice of Hearing posted at City Hall and on property. October 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 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. Roof water shall not be discharged in a manner that creates a public nuisance.
3. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
4. CH 1, Section 111.1.5: Dangerous structure or premises. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

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:

Repair damaged fence and roofing soffit. Repair or demolish dilapidated accessory structure located in the rear yard and obtain all necessary permits. Remove all outside storage of debris to include but not limited to automotive parts. All vehicles stored on property must not have flat tires or be dismantled and 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:

I've been in contact with the owner and some progress has been made. Owner stated he has been trying to work on resolving the violations whenever he gets some spare time but it has been difficult as he works.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (October 30, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00507

Code Officer: Joe Lebron

Violation Address: 2390 MARDEN RD.

Respondent: RAMJIT BHOODRAM LIFE ESTATE

Parcel ID Number: 20-21-28-7302-00-030

NOTICES:

1. Warning Notice mailed. May 17, 2024
2. Notice of Hearing mailed certified. October 2, 2024
3. Notice of Hearing posted at City Hall and on property. October 2, 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 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
2. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
3. Chapter 3, Section 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
4. 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)
5. Chapter 7, [BE] 702.1: General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.
6. Chapter 3, Section 304.7 Roofs and drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
7. Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.
8. Chapter 6, Section 605.2: Receptacles: Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

9. 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 5.5.9: Fences and walls require permits.
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.
3. Article 4, Section 4.3.2.B: Open and outside storage is not a permitted use in Residential Zoning Districts.
4. 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)

Corrective Action:

Mow entire lot. Obtain permit for wood panel fence. Obtain building permit for window alterations and installation. Move boats, jet skis, and trailer to rear half of parcel. Clear all outside storage of trash and debris to include but not limited to tools, tarps, tires, mattress, plastic storage bins, boat parts, wood fence panels, buckets, tree debris, and loose trash. Obtain permit allowing for raising and keeping of backyard chickens. Obtain permit for accessory building renovation. Repair holes, cracks, and roof on accessory building. Replace missing door on accessory building to secure structure. Remove all boards from windows to allow for emergency egress. Repair damaged window frames. Replace missing roofing soffit. Repair holes in exterior wall of home. Install weather protective cover for exterior receptacle. Paint exposed wood exterior surfaces to protect from the elements and decay.

Notes:

I've been in constant communication with the owner of this property and progress is being made. Owner had to evict the tenants in order to address the violations on the principal structure and accessory buildings.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (October 30, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00583

Code Officer: Joe Lebron

Violation Address: 125 S. HIGHLAND AVE.

Respondent: OLIVO MIGUEL

Parcel ID Number: 10-21-28-0000-00-027

NOTICES:

1. Warning Notice mailed. June 27, 2024
2. Notice of Hearing mailed certified. October 2, 2024
3. Notice of Hearing posted at City Hall and on property. October 2, 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 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.
2. Chapter 6, Section 605.2: Receptacles: Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

Land Development Code (LDC)

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

Corrective Action:

Remove all roosters from property. Obtain permit for backyard chickens and coop or remove from property.

Obtain permit for conversion of single family dwelling into multi-family (Principal Structure) or revert back to

single family dwelling. Obtain permit for rear patio addition to principal structure or remove in its entirety. Repair damaged exterior wall panel next to rear door. Obtain permit for conversion of accessory structure, located behind principal structure, into an Accessory Dwelling Unit or revert back to its original configuration. Cover exposed exterior electrical receptacle, located next to door on side of principal structure, with approved weatherproof cover.

Notes:

Owner, Olivo Miguel, called on 08/15/2024 from phone # 407-595-6483 to ask questions about the violation letter he had just received. He stated that he was out of the country and was just getting back when he found the violation letter waiting for him in the mail. I explained the violation and options for resolution of the violation to him. He stated he would work on getting the chickens and roosters removed first and then would call me back for a walkthrough of the property so he could formulate a detailed plan of action to address all other violations. I've had no further contact with the owner.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (October 30, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00592

Code Officer: Joe Lebron

Violation Address: 911 PANICAL DR.

Respondent: HUBBARD LERONTE CORDELL & JASSICA GUEVARA

Parcel ID Number: 22-21-28-8061-01-260

NOTICES:

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

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

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

Corrective Action:

Obtain a building permit for addition to rear portion of home and accessory structure or revert property back to its original condition.

Notes:

On 7/12/2024, owner requested an extension as he was out of town. A 2 week extension was granted. Conditions remain unchanged and I've had no further contact with the owner.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (October 30, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00647

Code Officer: Joe Lebron

Violation Address: 608 E. ORANGE ST.

Respondent: JBO EBEN-EZER LLC

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

NOTICES:

1. Warning Notice mailed. July 17, 2024
2. Notice of Hearing mailed certified. October 2, 2024
3. Notice of Hearing posted at City Hall and on property. October 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. IPMC, 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. IPMC, Chapter 3, Section 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
3. IPMC, Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
4. IPMC, Chapter 3, Section 304.2: Exterior surfaces shall be protected from decay, peeling paint, rust, and corrosion.
5. IPMC, Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.

Corrective Action:

Clear out all trash and other debris on property. Repair damaged exterior walls of mobile home. Clean exterior walls of mobile home that they be free from mold or mildew and are maintained in a sanitary condition.

Notes:

Home is vacant. No contact with owner.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (October 30, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00711

Code Officer: Joe Lebron

Violation Address: 819 E. ORANGE ST.

Respondent: RODRIGUEZ CARLOS HECTOR HERNANDEZ

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

NOTICES:

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

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

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

Corrective Action:

Obtain all necessary building permits for conversion of a shed into an Accessory Dwelling Unit and addition made or revert structure back to its original configuration. The Building and Zoning Division for permitting can be contacted at phone # 407-703-1713.

Notes:

Upon initial inspection, I made contact with the owner and stated the nature of my visitation. Owner allowed access into the backyard to view violation. I explained the violation and options for resolution of the violation. I've had no further interaction with the owner.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (October 30, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00715

Code Officer: Joe Lebron

Violation Address: CLARCONA RD.

Respondent: BE CLIMBING INC

Parcel ID Number: 22-21-28-0000-00-224

NOTICES:

1. Warning Notice mailed. August 13, 2024
2. Notice of Hearing mailed certified. October 2, 2024
3. Notice of Hearing posted at City Hall and on property. October 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. IPMC, 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:

Clear vacant lot of all trash and debris caused by homeless encampment.

Notes:

Vacant lot. Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (October 30, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00737

Code Officer: Joe Lebron

Violation Address: 3255 CLARCONA RD.

Respondent: 3255 CLARCONA PARTNERS LLC

Parcel ID Number: 27-21-28-0000-00-045

NOTICES:

1. Warning Notice mailed. August 15, 2024
2. Notice of Hearing mailed certified. October 2, 2024
3. Notice of Hearing posted at City Hall and on property. October 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. IPMC, Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.

Land Development Code (LDC)

1. LDC, Art. 4, Sec. 4.2.3.F.5.a: Outdoor storage shall be screened from all public streets, residential development, and Residential districts by an opaque fence or wall with a minimum height of six feet, and a maximum height of ten feet.
2. LDC, Article 4, Section 4.2.2.C: Unpermitted use in I-L zoning.

Corrective Action:

Repair/Replace fence screening, reduce the height of stacked pallets to below the fence line, and mow/trim the entire lot.

Notes:

Vacant business. Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (October 30, 2024) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (October 31, 2024) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: October 15, 2024

Case Number: 24-00776

Code Officer: Joe Lebron

Violation Address: 1818 SUMMIT CHASE AVE.

Respondent: 1818 SUMMIT CHASE TRUST

Parcel ID Number: 23-21-28-7964-00-840

NOTICES:

1. Warning Notice mailed. September 5, 2024
2. Notice of Hearing mailed certified. October 2, 2024
3. Notice of Hearing posted at City Hall and on property. October 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. IPMC, 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. IPMC, Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Corrective Action:

Remove motorcycle tires stored in front yard. All vehicles stored on property must be either properly licensed and registered, stored in an enclosed garage, parked under a carport with approved cover, or removed from the property.

Notes:

No contact with owner. Property appears to be vacant.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (October 30, 2024) and remain in compliance or a fine of \$500 per day will begin on the 16th day (October 31, 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.