



APOPKA CODE ENFORCEMENT HEARING AGENDA
December 17, 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 25-00036 - 2793 West Highland Avenue, Apopka, FL 32712 - Presented by Chirs Smith
2. Case Number. Code Enforcement 24-00723 - 2685 East Semoran Boulevard, Apopka, FL 32703 - Presented by Joe Lebron
3. Case Number. Code Enforcement 24-00831 -2433 Liner Avenue, Apopka, FL 32703 - Presented by Joe Lebron
4. Case Number. Code Enforcement 24-00860 - 1002 Windsong Circle, Apopka, FL 32703 - Presented by Joe Lebron

NEXT MEETING DATE

Tuesday, February 18, 2025

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: December 17, 2024

Case Number: 25-00036

Code Officer: Chris Smith

Address of Property: 2793 W HIGHLAND AVE

Respondent: HOUSAM FAMILY TRUST

Parcel ID Number: 06-21-28-7172-01-100

NOTICES:

1. November 20, 2024 Warning Notice mailed.
2. November 27, 2024 Notice of Hearing mailed certified.
3. November 27, 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 dead tree limbs and debris from property to include but not limited to the large tree branch that fell from tree and is leaning up against another tree. Remove small pile of loose trash at the rear of the property close to the wooden fence.

Notes:

No contact from owner or trustee.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 30 days (January 16, 2025), and remain in compliance, or a fine of \$500 per day, will begin on the 31st day (January 17, 2025) 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: December 17, 2024

Case Number: 24-00723

Code Officer: Joe Lebron

Violation Address: 2685 E SEMORAN BLVD

Respondent: APOPKA BUSINESS INC.

Parcel ID Number: 12-21-28-0000-00-018

NOTICES:

1. Warning Notice mailed. September 19, 2024
2. Notice of Hearing mailed certified. November 26, 2024
3. Notice of Hearing posted at City Hall and on property. November 26, 2024

VIOLATION 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.

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 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 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 the gas station monument sign that it be in good condition, has a clean and neat appearance, and is not missing panels. Mow entire lot. Secure abandoned property so as to not create an attractive nuisance to include but not limited to removing all retail goods stored in plain sight on property.

Notes:

Spoke to store clerk, upon my initial inspection, who stated they were replacing the gas pumps and undergoing renovations. The gas station has since been abandoned with retail goods left inside. Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (January 1, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (January 2, 2025) 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: December 17, 2024

Case Number: 24-00831

Code Officer: Joe Lebron

Violation Address: 2433 LINER AVE

Respondent: SILVER OAK HOMEOWNERS ASSN INC

Parcel ID Number: 22-21-28-8060-02-003

NOTICES:

1. Warning Notice mailed. September 19, 2024
2. Notice of Hearing mailed certified. November 26, 2024
3. Notice of Hearing posted at City Hall and on property. November 26, 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 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.

Corrective Action:

Mow, cut, and trim entire lot. Repair damaged fence.

Notes:

HOA has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (January 1, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16th day (January 2, 2025) 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: December 17, 2024

Case Number: 24-00860

Code Officer: Joe Lebron

Violation Address: 1002 WINDSONG CIR.

Respondent: ARWOOD DANIEL

Parcel ID Number: 23-21-28-7962-00-440

NOTICES:

1. Warning Notice mailed. September 27, 2024
2. Notice of Hearing mailed certified. November 26, 2024
3. Notice of Hearing posted at City Hall and on property. November 26, 2024

VIOLATION SUMMARY:

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 trailer to rear yard or remove from property.

Notes:

Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (January 1, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16th day (January 2, 2025) 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.