



APOPKA CODE ENFORCEMENT HEARING AGENDA
February 11, 2025 1:30 PM
Apopka City Hall Council Chambers

CALL TO ORDER

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case Number. Code Enforcement 25-00065 - 717 Monroe Avenue, Apopka FL 32703 - Presented by Joe Lebron
2. Case Number. Code Enforcement 25-00120 - 413 Morning Creek Circle, Apopka FL 32712 - Presented by Chris Smith
3. Case Number. Code Enforcement 25-00145 - 948 Welch Hill Circle, Apopka FL 32712 - Presented by Chris Smith
4. Case Number. Code Enforcement 25-00203 - 1375 Jack Junction Way, Apopka FL 32703 - Presented by Chris Smith

NEXT MEETING DATE

April 15, 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: February 11, 2025

Case Number: 25-00065

Code Officer: Joe Lebron

Violation Address: 717 MONROE AVENUE

Respondent: ROBLEDO, CARLA C.

Parcel ID Number: 10-21-28-5540-03-053

NOTICES:

1. Warning Notice mailed. November 6, 2024
2. Notice of Hearing mailed certified. January 22, 2025
3. Notice of Hearing posted at City Hall and on property. January 22, 2025

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

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

Corrective Action:

Obtain building permit for accessory structure in backyard.

Notes:

Owner has been in constant communication with me and is currently going through the permitting process.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (February 26, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16th day (February 27, 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: February 11, 2025

Case Number: 25-00120

Code Officer: Chris Smith

Address of Property: 413 MORNING CREEK CIRCLE

Respondent: HIBBET CLARA E

Parcel ID Number: 34-20-28-9093-00-030

NOTICES:

1. November 22, 2024 Warning Notice mailed.
2. January 22, 2025 Notice of Hearing mailed certified.
3. January 22, 2025 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

Cut/mow all high grass and weeds throughout front yard. Repair or replace damaged fence on right side of the house.

Notes:

I spoke to the tenant who stated the owner lived out of state and she was moving out.

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 (February 26, 2025), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (February 27, 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: February 11, 2025

Case Number: 25-00145

Code Officer: Chris Smith

Address of Property: 948 WELCH HILL CIRCLE

Respondent: DAVID AND TAMARA SMITH

Parcel ID Number: 33-20-28-9125-00-170

NOTICES:

1. December 11, 2024 Warning Notice mailed.
2. January 22, 2025 Notice of Hearing mailed certified.
3. January 22, 2025 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 301.2: Owner and tenant's responsibility to keep property maintained.
2. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
3. Chapter 3, Section 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary

Corrective Action:

Remove all weeds and vines growing on the sides of the house. Cut/mow all high grass and weeds throughout the backyard and keep property maintained.

Notes:

No contact from owner or tenant.

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 (February 26, 2025), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (February 27, 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: February 11, 2025

Case Number: 25-00203

Code Officer: Chris Smith

Address of Property: 1375 JACK JUNCTION WAY

Respondent: RIDGE 429 OWNER LLC

Parcel ID Number: 17-21-28-7345-05-000

NOTICES:

1. January 17, 2025 Warning Notice mailed.
2. January 22, 2025 Notice of Hearing mailed certified.
3. January 22, 2025 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

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

Corrective Action:

1. 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.

Corrective Action:

MS4 Inspector Jen Gilliam and Ryan Calucci have inspected this property and informed the contractor of the issues and this is still in violation. This is a public safety concern due for the surrounding residents due to the sediment in the stormwater system.

Notes:

No contact from owner or tenant.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. Due to multiple infractions, this violation is irreparable or irreversible in nature, we request a one-time fine of \$2,000. The

property must come into compliance within 30 days (March 13, 2025), and remain in compliance, or a fine of \$1,000 per day, will begin on the 31st day (March 14, 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.