



## **APOPKA CODE ENFORCEMENT HEARING AGENDA**

**April 15, 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 25-00210 - 27 East Albatross Street, Apopka FL 32712 - Presented by Chris Smith
2. Case Number. Code Enforcement 25-00328 - 1315 Jack Junction Way, Apopka FL 32703 - Presented by Chris Smith
3. Case Number. Code Enforcement 25-00329 - 1375 Jack Junction Way, Apopka FL 32703 - Presented by Chris Smith
4. Case Number. Code Enforcement 25-00053 - 73 West 8th Street, Apopka FL 32703 - Presented by David Whitty
5. Case Number. Code Enforcement 25-00014 - 101 West Main Street, Apopka FL 32703 - Presented by David Whitty
6. Case Number. Code Enforcement 25-00257 - 402 East Main Street, Apopka FL 32703 - Presented by David Whitty
7. Case Number. Code Enforcement 25-00051 - 633 East 1<sup>st</sup> Street, Apopka FL 32703 - Presented by Joe Lebron
8. Case Number. Code Enforcement 25-00107 - 114 Votaw Road, Apopka FL 32703 - Presented by Joe Lebron
9. Case Number. Code Enforcement 25-00115 - 27 North Binion Road, Apopka FL 32703 - Presented by Joe Lebron
10. Case Number. Code Enforcement 25-00180 - 1156 Windy Way, Apopka FL 32703 - Presented by Joe Lebron
11. Case Number. Code Enforcement 25-00182 - 1457 Crawford Drive, Apopka FL 32703 - Presented by Joe Lebron

### **FINAL ORDER**

1. Case Number. Code Enforcement 24-00831 - 2433 Liner Avenue, Apopka FL 32703
2. Case Number. Code Enforcement 25-00120 - 413 Morning Creek Circle, Apopka FL 32712

### **NEXT MEETING DATE**

June 17th, 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:** April 15, 2025

**Case Number:** 25-00210

**Code Officer:** Chris Smith

**Address of Property:** 27 EAST ALBATROSS STREET

**Respondent:** BARRAGAN FAMILY LAND TRUST

**Parcel ID Number:** 04-21-28-0225-01-140

### **NOTICES:**

1. January 27, 2025 Warning Notice mailed.
2. March 31, 2025 Notice of Hearing mailed certified.
3. March 31, 2025 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 new shed being erected/built in the backyard. Permit must have certificate of completion and meet all setbacks.

#### **Notes:**

The owner and general contractor – Luis P. Torres – 407-680-5599 – Email: [luis.lmgunlimited@outlook.com](mailto:luis.lmgunlimited@outlook.com) came into APD lobby to inform me that Luis will be assisting in obtaining the permit. I am extending recommendation to 60 days to get this done.

### **STAFF RECOMMENDATION:**

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 60 days (June 14, 2025), and remain in compliance, or a fine of \$500 per day, will begin on the 61<sup>st</sup> day (June 15, 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:** April 15, 2025

**Case Number:** 25-00328

**Code Officer:** Chris Smith

**Address of Property:** 1315 JACK JUNCTION WAY

**Respondent:** MP APOPKA RIDGE LLC

**Parcel ID Number:** 17-21-28-7345-05-001

### **NOTICES:**

1. March 19, 2025 Warning Notice mailed.
2. March 31, 2025 Notice of Hearing mailed certified.
3. March 31, 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 has 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 15 days (April 30, 2025), and remain in compliance, or a fine of \$1,000 per day, will begin on the 16th day (May 1, 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:** April 15, 2025

**Case Number:** 25-00329

**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. March 20, 2025 REPEAT Warning Notice mailed.
2. March 31, 2025 Notice of Hearing mailed certified.
3. March 31, 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 has 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. This is a REPEAT fine and the findings of fact from 02/11/2025 are in case file. Due to multiple infractions and this fine being a REPEAT, this

violation is irreparable or irreversible in nature, we are requesting a one-time fine of \$5,000. The property must come into compliance within 15 days (April 30, 2025), and remain in compliance, or a fine of \$1,000 per day, will begin on the 16th day (May 1, 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:** April 15, 2025  
**Case Number:** 25-00053  
**Code Officer:** David Whitty  
**Address of Property:** 73 West 8<sup>th</sup> Street  
**Respondent:** John Burrell  
**Parcel ID Number:** 09-21-28-0196-80-091

### **NOTICES:**

1. January 22, 2025 Warning Notice mailed.
2. March 17, 2025 Notice of Hearing mailed certified.
3. March 17, 2025 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:**

Fallen trees on the property.

#### **Corrective Action:**

Remove the fallen trees and debris.

#### **Notes:**

There are four previous cases, with fines, on this property.

### **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 (May 15, 2025), and remain in compliance, or a fine of \$500 per day will begin on the 31<sup>st</sup> day (May 16, 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:** April 15, 2025

**Case Number:** 25-00014

**Code Officer:** David Whitty

**Address of Property:** 101 West Main Street

**Respondent:** Peggy G. Charlton Living Trust

**Parcel ID Number:** 09-21-28-6778-00-020

### **NOTICES:**

1. December 17, 2024 Warning Notice mailed.
2. March 6, 2025 Notice of Hearing mailed certified.
3. March 6, 2025 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 18, Article 4, Section 18-78: Uninhabitable, unsafe structure.

#### **International Property Maintenance Code (IPMC)**

1. Chapter 1, Section {A}108.1: Unsafe conditions. When a structure or equipment is found to be unsafe, or when a structure is found to be unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant by the provisions of this code.
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 a public nuisance to children who might play in the building 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.
3. Chapter 3, Section 301.3: Vacant structure and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition herein as not to cause a blighting problem or adversely affect the public health or safety.
4. Chapter 3, Section 302.3: Sidewalks, walkways, stairs, driveways, parking spaces, and similar areas, shall be kept in a proper state of repair, and maintained free from hazardous conditions.
5. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.
6. Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
7. Chapter 3, Section 305.1: The interior of a structure and equipment therein, shall be maintained in good repair, structurally sound, and in sanitary condition.

### **Violations:**

The building is vacant, unsafe, and uninhabitable. There is substantial roof and ceiling collapse, damaged walls, damaged equipment, damaged furniture, a broken, vandalized glass door, and graffiti on the

exterior wall. The parking lot has pot holes, damaged curbs, and a leaning, unsafe light pole.

**Corrective Action:**

Obtain a demolition permit, demolish the building, and remove all demolition debris. Properly repair the potholes, the damaged curbs, and the leaning light pole.

**Notes:**

The damage was caused by Hurricane Milton in October 2024. Attached in the case file, are damage reports from a company, as well as, communications between the property owner's attorney and the tenant. The longer this damaged building sits vacant, the more of a problem it becomes. Not only is it a blight to the area, but there is graffiti and the glass door has been vandalized. This affects neighboring businesses, residences, and the public. The City has given ample time for compliance, especially since it was hurricane-related.

**STAFF RECOMMENDATION:**

Staff recommends that the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance by obtaining a demolition permit, demolish the house and remove all debris. This must be done within 15 days (April 30, 2025). If the owner or other parties with interest fail to demolish and remove such condemned building or structure, and has not shown cause before the Hearing Officer which justifies an extension of time, the Hearing Officer shall order such building or structure to be demolished or removed by the city, and the actual cost, including administrative cost, of the demolition or removal assessed as a lien upon the land. The city may enforce its lien and maintain a personal action against the property owners at the same time to recover such costs and any and all interest accrued thereon. In any suit by the city, either at law or in equity, for the collection of the amount of the lien, the city shall be entitled to recover its actual costs and attorney's fees for the suit, and the costs and attorney's fees shall also become a lien up on the land. Any lien for costs and fees incurred pursuant to this article (AMC Ch. 38, Art. 2, Sec. 38-61 and 38-63) shall constitute a lien against the premises to the same extent and character as the lien for special assessments, and with the same penalties and rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens. Finally, 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:** April 15, 2025  
**Case Number:** 25-00257  
**Code Officer:** David Whitty  
**Address of Property:** 402 East Main Street  
**Respondent:** 402 Main LLC  
**Parcel ID Number:** 10-21-28-7800-03-010

### **NOTICES:**

1. February 26, 2025 Warning Notice mailed.
2. March 24, 2025 Notice of Hearing mailed certified.
3. March 24, 2025 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 302.3: Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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

1. Article 5, Section 5.10.3: Signs shall be maintained in good repair, and present a neat and clean appearance.

### **Violations:**

Multiple potholes and a damaged parking curb in the parking lot and drive thru, causing hazardous conditions. The main pole sign is damaged.

### **Corrective Action:**

Properly repair the potholes, the parking curb, and the main sign.

### **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 (April 30, 2025), and remain in compliance, or a fine of \$1000 per day will begin on the 16<sup>th</sup> day (May 1, 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:** April 15, 2025

**Case Number:** 25-00051

**Code Officer:** Joe Lebron

**Violation Address:** 633 East 1<sup>st</sup> Street

**Respondent:** SNOW RUTH E.

**Parcel ID Number:** 10-21-28-9104-01-150

### **NOTICES:**

1. Warning Notice mailed. November 6, 2024
2. Notice of Hearing mailed certified. March 27, 2025
3. Notice of Hearing posted at City Hall and on property. March 27, 2025

### **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.
3. AMC, Chapter 18, Article 4, Section 18-78: Uninhabitable, unsafe structure.
4. AMC, Chapter 18, Article 4, Section 18-80: Demolition abatement order.
5. AMC, Chapter 38, Article 2, Section 38-63: The City is authorized to vacate, demolish, remove, or otherwise, abate the nuisance.

#### **International Property Maintenance Code (IPMC)**

1. IPMC, Chapter 1, Section [A}108.1: Unsafe conditions. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
2. IPMC, 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.
3. IPMC, Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
4. IPMC, Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
5. IPMC, Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.
6. 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.

7. IPMC, Chapter 3, Section 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
8. 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)
9. IPMC, Chapter 5, Section 504.3: Plumbing systems and fixtures - Plumbing system hazards.
10. IPMC, Chapter 6, Section 604.3: Electrical System Hazards - Deterioration, inadequate, damaged, or unsafe service.

**Corrective Action:**

Obtain a demolition permit and demolish the structure. Remove inoperative motorcycle and all trash, junk, and other debris throughout lot.

**Notes:**

Owner of home has made no attempt to contact me for resolution and has not updated their mailing address to reflect their current place of residency.

**STAFF RECOMMENDATION:**

Staff recommends that the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance by obtaining a demolition permit, demolish the house and remove all debris. This must be done within 30 days (May 15, 2025). If the owner or other parties with interest fail to demolish and remove such condemned building or structure and have not shown cause before the Hearing Officer which justifies an extension of time, the Hearing Officer shall order such building or structure to be demolished or removed by the city, and the actual cost, including administrative cost, of the demolition or removal assessed as a lien upon the land. The city may enforce its lien and maintain a personal action against the property owners at the same time to recover such costs and any and all interest accrued thereon. In any suit by the city, either at law or in equity, for the collection of the amount of the lien, the city shall be entitled to recover its actual costs and attorney's fees for the suit, and the costs and attorney's fees shall also become a lien up on the land. Any lien for costs and fees incurred pursuant to this article (AMC Chapter 38, Article 2, Sections 38-61 and 38-63) shall constitute a lien against the premises to the same extent and character as the lien for special assessments, and with the same penalties and rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens. Finally, 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:** April 15, 2025

**Case Number:** 25-00107

**Code Officer:** Joe Lebron

**Violation Address:** 114 VOTAW ROAD

**Respondent:** FREDERICK M & ELWANDA C SAVAGE

**Parcel ID Number:** 10-21-28-0000-00-092

### **NOTICES:**

1. Warning Notice mailed. November 20, 2024
2. Notice of Hearing mailed certified. March 27, 2025
3. Notice of Hearing posted at City Hall and on property. March 27, 2025

### **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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
2. IPMC, Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
3. 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)

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

1. LDC, Article 5, Section. 5.1.5.D: Vehicles are to be parked on driveway or an approved, extended driveway.
2. LDC, Article 5, Section 4.2.3.E.7.d.4: Personal vehicle repair and maintenance-the storage of wrecked motor vehicles (operable or not) is prohibited.

### **Corrective Action:**

All vehicles stored on property must be in operative condition and must be either be properly licensed and registered, stored in an enclosed garage, parked under a carport with a car cover, or removed from the property. All vehicles stored on property must be parked on an approved surface and not on grass. Repair the damaged fence or remove the fence in its entirety. Remove all outdoor storage of debris to include but not limited to barrel, water heater, screens, sheet metal, and other metal items leaned up against a tree.

### **Notes:**

Owner has only contacted me once in which he stated he refused to repair or replace the fence along the side of a residence as he felt it did not belong to him. The unfinished side of that fence is facing inward and finished or

smooth side is facing outward which indicates the fence does, indeed, belong to the owner under LDC, Article 5, Section 5.5.8.A which states the finished side of the fence must face to the outside. The inoperative vehicles have been removed but all other conditions remain the same.

**STAFF RECOMMENDATION:**

The property must come into compliance within 30 days (May 15, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 31st day (May 16, 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:** April 15, 2025

**Case Number:** 25-00115

**Code Officer:** Joe Lebron

**Violation Address:** 27 NORTH BINION ROAD

**Respondent:** YEN NGUYEN

**Parcel ID Number:** 07-21-28-0000-00-009

### **NOTICES:**

1. Warning Notice mailed. December 23, 2024
2. Notice of Hearing mailed certified. March 27, 2025
3. Notice of Hearing posted at City Hall and on property. March 27, 2025

### **VIOLATION SUMMARY:**

#### **Apopka Municipal Code (AMC)**

1. Article 5, Section 18-108: Adoption of the current IPMC.
2. AMC, Chapter 66, Article 5, Section 66-99: A Business Tax Receipt is required.
3. AMC, Chapter 18, Article 3, Section 18-48: A building permit is required.
4. AMC, Chapter 18, Article 4, Sec.18-78: Uninhabitable, unsafe structure.

#### **International Property Maintenance Code (IPMC)**

1. IPMC, 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.
2. IPMC, Chapter 3, Section 301.3: Vacant structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
3. IPMC, Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
4. IPMC, Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
5. 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)
6. IPMC, Chapter 3, Section 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
7. IPMC, Chapter 3, Section 304.10: Every exterior stairway, deck, porch, and balcony shall be maintained structurally sound and in good repair.
8. IPMC, Chapter 3, Section 304.2: Exterior surfaces shall be protected from decay, peeling paint, rust, and corrosion.

9. IPMC, Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.
10. IPMC, Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
11. IPMC, Chapter 3, Section 305.1: The interior of a structure and equipment therein, shall be maintained in good repair, structurally sound, and in sanitary condition.
12. 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.
13. IPMC, Chapter 6, Section 604.3: Electrical System Hazards - Deterioration, inadequate, damaged, or unsafe service.
14. IPMC, Chapter 3, Section 304.15: Exterior doors and assemblies shall be maintained in good repair.

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

1. LDC, Article 4, Section 4.3.2.B: Outside storage is not permitted in O, CN or CR Commercial Zoning.

### **Corrective Action:**

Obtain permits for work being done on 2 buildings, and a re-roof on another building.

Demolish greenhouses and other nursery related structures unpermitted in commercial properties zoned "O".

Demolish dilapidated structures and obtain all necessary permits. Secure vacant structures so as to not allow vagrants and be an attractive nuisance. Repair or remove damaged decking. Cap off and seal all exposed wiring.

Pressure wash stained exterior walls. Repair damaged exterior walls. Repaint exterior walls to eliminate peeling and chipping paint. Repair damaged chain link fence or remove in its entirety. Replace all damaged exterior doors. Move all outside storage of concrete blocks, including but not limited to, wood, pots, pallets, equipment, and other building material inside of an enclosed building, or remove them from the property. Mow entire lot. Obtain a Business Tax Receipt for business or cease business operations.

### **Notes:**

I've been in constant communication with the owner. Little to no progress has been made.

### **STAFF RECOMMENDATION:**

The property must come into compliance within 30 days (May 15, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 31st day (May 16, 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:** April 15, 2025

**Case Number:** 25-00180

**Code Officer:** Joe Lebron

**Violation Address:** 1156 WINDY WAY

**Respondent:** KEILA & YUNIEL GARCIA

**Parcel ID Number:** 14-21-28-9267-00-670

### **NOTICES:**

1. Warning Notice mailed. January 4, 2025
2. Notice of Hearing mailed certified. March 27, 2025
3. Notice of Hearing posted at City Hall and on property. March 27, 2025

### **VIOLATION SUMMARY:**

#### **Apopka Municipal Code (AMC)**

1. Article 5, Section 18-108: Adoption of the current IPMC.
2. AMC, Chapter 70, Article 1, Section 70-64: No vehicle of any type, either licensed for use on highway safety and motor vehicles, including vehicles such as but not limited to tractors, large mowers, harrows, trailers, etc, shall park or drive on any city sidewalk. It shall be unlawful to use sidewalks in such a way as to damage sidewalks or to prohibit the intended uses of such sidewalks.

#### **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:**

Park vehicle higher up the driveway so that it does not block the sidewalk. Clear all outdoor storage of trash and debris to include but not limited to pipes and plumbing fixtures, sink, shelving, and loose trash in front yard.

#### **Notes:**

Owner has made no attempt to contact me for resolution.

### **STAFF RECOMMENDATION:**

The property must come into compliance within 15 days (April 30, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16<sup>th</sup> day (May 1, 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:** April 15, 2025

**Case Number:** 25-00182

**Code Officer:** Joe Lebron

**Violation Address:** 1457 CRAWFORD DRIVE

**Respondent:** KLINGER DANIELLE MARIE

**Parcel ID Number:** 23-21-28-9483-00-170

### **NOTICES:**

1. Warning Notice mailed. January 8, 2025
2. Notice of Hearing mailed certified. March 27, 2025
3. Notice of Hearing posted at City Hall and on property. March 27, 2025

### **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.
2. 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)
3. IPMC, Chapter 3, Section 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
4. IPMC, 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.

#### **Corrective Action:**

Mow entire lot. Remove all outdoor storage of trash and debris to include but not limited to tattered tarp hanging off roof and trash along the side of home. Repair damaged window next to front entry door and secure the home.

#### **Notes:**

I spoke with owner on 01/30/2025 who stated she was about to get roof work done and requested an extension. A 30 day extension was granted. Owner had the grass cut. All other conditions remain the same. Cyprexx Services LLC Property Preservation Code Violations Coordinator, Melony Madere, e-mailed me on 03/07/2025 to inquire on what the code violations against their client were. A follow-up e-mail from Mrs. Madere was sent on 03/12/2025. I responded to the e-mail inquiry on 03/13/2025 and provided all current information requested.

**STAFF RECOMMENDATION:**

The property must come into compliance within 30 days (May 15, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 31st day (May 16, 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.