



APOPKA CODE ENFORCEMENT HEARING AGENDA
June 17, 2025 1:30 PM
Apopka City Hall Council Chambers

CALL TO ORDER

CONTEST OF FINE /LIEN - RESPONDENT REQUEST

1. Case Number. Code Enforcement 18-00041- 718 South Park Avenue, Apopka, FL 32703
2. Case Number. Code Enforcement 18-00106 - 133 West Orange Street, Apopka, FL 32703

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case Number. Code Enforcement 25-00340 - 48 East 5th Street, Apopka FL 32703 – Presented by Chris Smith
2. Case Number. Code Enforcement 25-00246 - 157 M A Board Street, Apopka FL 32703 – Presented by David Whitty
3. Case Number. Code Enforcement 25-00343 - 742 South Washington Avenue, Apopka FL 32703 – Presented by David Whitty
4. Case Number. Code Enforcement 25-00364 - 10 East 8th Street, Apopka FL 32703 – Presented by David Whitty
5. Case Number. Code Enforcement 25-00239 - 1489 South Orange Blossom Trail, Apopka FL 32703 – Presented by Joe Lebron
6. Case Number. Code Enforcement 25-00358 - 1960 Blackbird Drive, Apopka FL 32703 – Presented by Joe Lebron
7. Case Number. Code Enforcement 25-00427 - 1120 Dunbridge Street, Apopka FL 32703 – Presented by Joe Lebron
8. Case Number. Code Enforcement 25-00469 - 2237 Scrub Jay Road, Apopka FL 32703 – Presented by Joe Lebron

FINAL ORDER

1. Case Number. Code Enforcement 25-00051 - 633 East 1st Street, Apopka FL 32703
2. Case Number. Code Enforcement 25-00053 - 73 West 8th Street, Apopka FL 32703
3. Case Number. Code Enforcement 25-00257 - 402 East Main Street, Apopka FL 32703

NEXT MEETING DATE

Tuesday, August 19, 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: June 17, 2025

Case Number: 18-00041

Code Officer: Dave Whitty

Violation Address: 718 S Park Avenue

Respondent: Smart Services LLC

Parcel ID Number: 09-21-28-0196-80-762

RESPONDENT'S REQUEST

Contest of the amount of fine and resulting lien, in reference to amended order of imposing penalty/lien Ordered May 14, 2025.

ORDERS RENDERED:

1. July 18, 2018 Finding of Facts
2. October 20, 2020 Order Imposing Fine/Lien
3. May 14, 2025 Amended Order Imposing Fine/Lien

SUMMARY:

Apopka Municipal Code (AMC)

1. Chapter IV, Section 74-86: Vehicle detailing business without a Business Tax Receipt.
2. Chapter 70, Article I, Section 70-1: Operating a business on a public street.

Land Development Code (LDC)

1. Section 2.02.12: Unpermitted use in a residential area.

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.8: Dismantled, inoperable vehicles and vehicle parts.
2. Chapter 3, Section 302.1: Junk, trash, and debris
3. Chapter 3, Section 301.2: Owner and tenant's responsibility.
4. Chapter 3, Section 304.13: Windows in disrepair.
5. Chapter 3, Section 304.15: Exterior doors in disrepair.
6. Chapter 3, Section 304.7: Damaged roof and rotten wood on the eaves.

Violations:

COMPLIANCE:

Respondent failed to comply with Order. Affidavit of Non-Compliance performed on August 17, 2018.

Apopka Municipal Code (AMC)

1. Chapter IV, Section 74-86: Vehicle detailing business without a Business Tax Receipt.
2. Chapter 70, Article I, Section 70-1: Operating a business on a public street.

Land Development Code (LDC)

1. Section 2.02.12: Unpermitted use in a residential area.

Came into compliance on 02/14/23.

Due so Respondents failure to schedule re-inspection, IPMC, Chapter 3, Sections 304.13, 304.15, 304.7, 302.8, 301.2, and 302.1 remains in non-compliance and the violations have not been remedied.

Notes:

A fine in the amount of \$250.00 per day, per violation began on April 17, 2018, and continues to run. As of June 17, 2025, the total accrued fine is \$4,975,500.00 over 2,496 days. The property is in foreclosure proceedings by the City of Apopka.

STAFF RECOMMENDATION:

That the Hearing Officer find no amendment to the existing fine/lien and recommends recording the amended lien as originally Ordered, May 14, 2025



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: June 17, 2025
Case Number: 18-00106
Code Officer: David Whitty
Address of Property: 133 West Orange Street
Respondent: David and Kathleen Cooke
Parcel ID Number: 09-21-28-3572-00-480

RESPONDENT'S REQUEST

Contest of the amount of fine and resulting lien, in reference to amended order of imposing penalty/lien Ordered May 14, 2025.

ORDERS RENDERED:

1. March 27, 2018 Finding of Facts
2. October 20, 2020 Order Imposing Fine/Lien
3. May 14, 2025 Amended Order Imposing Fine/Lien

SUMMARY:

Apopka Municipal Code (AMC)

1. Chapter 42, Article II, Section 42-39(14): Unsheltered storage.
2. Chapter 42, Article II, Section 42-39(2): Accumulation of junk, trash, and debris.
3. Chapter 42, Article II, Section 42-39(4): Attractive nuisance.
4. Chapter 42, Article II: Inoperable vehicles.

Violations:

Inoperable vehicles, including but not limited to, outside storage of vehicle parts, building material, tires, pallets, containers, junk, trash, equipment,

COMPLIANCE:

Respondent failed to comply with Order. Affidavit of Non-Compliance performed on August 22, 2018. Property remains in non-compliance and the violations have not been remedied.

Notes:

A fine in the amount of \$250.00 per day began on May 20, 2018, and continues to run. As of June 17, 2025, the total accrued fine is \$646,250.00 over 2,585 days. The property is in foreclosure proceedings by the City of Apopka.

STAFF RECOMMENDATION:

That the Hearing Officer find no amendment to the existing fine/lien and recommends recording the amended lien as originally Ordered, May 14, 2025



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: June 17, 2025

Case Number: 25-00340

Code Officer: Chris Smith

Address of Property: 48 East 5th Street

Respondent: TRA Business, LLC

Parcel ID Number: 09-21-28-0196-50-790

NOTICES:

1. April 22, 2025 Warning Notice mailed.
2. May 27, 2025 Notice of Hearing mailed certified.
3. May 27, 2025 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

1. Chapter 66, Article 5, Section 66-99: A Business Tax Receipt is required.

Corrective Action:

Obtain current Business tax receipt (BTR) for both Three Odd Guys Brewing & Apopka Pizza. Make sure balance is up to date at 120 E. Main Street, 2nd Floor, Apopka, Florida 32703, Phone: 407-703-1719, email: btreceipts@apopka.net.

Notes:

I have made contact with the manager on duty and informed them 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 (July 2, 2025), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (July 3, 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: June 17, 2025

Case Number: 25-00246

Code Officer: David Whitty

Address of Property: 157 M A Board Street

Respondent: Green House Group LLC

Parcel ID Number: 09-21-28-0196-40-161

NOTICES:

1. February 21, 2025 Warning Notice mailed.
2. May 22, 2024 Notice of Hearing mailed certified.
3. May 22, 2024 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

Violations:

A utility building was placed on the property without a building permit.

Corrective Action:

Obtain a building permit for the shed.

Notes:

I have talked with the property owner, the tenant, and her mother. Permit BP-25-175 was applied for on June 9, but has not been issued, due to nonpayment.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 10 days (June 27, 2025), and remain in compliance, or a fine of \$500 per day, will begin on the 11th day (June 28, 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: June 17, 2025

Case Number: 25-00343

Code Officer: David Whitty

Address of Property: 742 South Washington Avenue

Respondent: Jeffery and Angela Grimmage

Parcel ID Number: 09-21-28-0196-70-235

NOTICES:

1. March 26, 2025 Warning Notice mailed.
2. May 22, 2025 Notice of Hearing mailed certified.
3. May 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 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.
2. Chapter 3, Section 304.2: Exterior surfaces shall be protected from decay, peeling paint, rust, and corrosion.
3. Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
4. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violations:

This old rental house has a damaged roof, rotted wood, damaged siding, mildew on exterior wall, and junk.

Corrective Action:

Make the proper repairs on the house, and get it in compliance before it is occupied.

Notes:

I have heard from the property owner.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (July 17, 2025), and remain in compliance, or a fine of \$500 per day will begin on the 31st day (July 18, 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: June 17, 2025
Case Number: 25-00364
Code Officer: David Whitty
Address of Property: 10 East 8th Street
Respondent: Iona Mott and Iona Patterson
Parcel ID Number: 09-21-28-0196-80-420

NOTICES:

1. April 3, 2025 Warning Notice mailed.
2. May 22, 2025 Notice of Hearing mailed certified.
3. May 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 the current IPMC.

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound, and in good repair.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.
3. Chapter 3, Section 304.7: Damaged roof.

Violations:

Fencing in disrepair, junk, trash, and debris on the property, damaged roof and flashing.

Corrective Action:

Properly replace or remove the old, damaged fencing, including all fence posts and sections, remove all junk, trash, and debris, and properly repair the roof and the flashing above the front door.

Notes:

I have heard from the property owner's husband.

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 (July 17, 2025), and remain in compliance, or a fine of \$500 per day will begin on the 31st day (July 18, 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: June 17, 2025

Case Number: 25-00239

Code Officer: Joe Lebron

Violation Address: 1489 South Orange Blossom Trail

Respondent: WH Realty Partners LLC

Parcel ID Number: 13-21-28-0000-00-102

NOTICES:

1. Warning Notice mailed. February 19, 2025
2. Notice of Hearing mailed certified. May 16, 2025
3. Notice of Hearing posted at City Hall and on property. May 16, 2025

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 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 all trash, junk, and debris caused by homeless encampment in woods between Family Dollar and 7-11 gas station.

Notes:

Owner has made no attempt to contact Code Enforcement for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 2, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16th day (July 3, 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: June 17, 2025

Case Number: 25-00358

Code Officer: Joe Lebron

Violation Address: 1960 Blackbird Drive

Respondent: White, Kristina

Parcel ID Number: 07-21-28-5549-02-820

NOTICES:

1. Warning Notice mailed. April 3, 2025
2. Notice of Hearing mailed certified. May 16, 2025
3. Notice of Hearing posted at City Hall and on property. May 16, 2025

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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Corrective Action:

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

Notes:

Owner has made no attempt to contact Code Enforcement for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 2, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16th day (July 3, 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: June 17, 2025

Case Number: 25-00427

Code Officer: Joe Lebron

Violation Address: 1120 Dunbridge Street

Respondent: Halsey Robert Estate

Parcel ID Number: 23-21-28-2259-00-020

NOTICES:

1. Warning Notice mailed. April 9, 2025
2. Notice of Hearing mailed certified. May 16, 2025
3. Notice of Hearing posted at City Hall and on property. May 16, 2025

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 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)
4. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Corrective Action:

Repair or replace the damaged fence or remove the fence in its entirety. Repair or replace the roof and obtain all necessary roof repair permits. Clear all outside storage of trash and debris. All vehicles stored on property must be either properly licensed and registered, parked within an enclosed garage, parked under a carport with an approved car cover, or removed from the property.

Notes:

Owner has made no attempt to contact Code Enforcement for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (July 2, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (July 3, 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: June 17, 2025

Case Number: 25-00469

Code Officer: Joe Lebron

Violation Address: 2237 Scrub Jay Road

Respondent: Pena Febres Roberto & Bastian-Roman Luz

Parcel ID Number: 07-21-28-5549-02-140

NOTICES:

1. Warning Notice mailed. April 11, 2025
2. Notice of Hearing mailed certified. May 16, 2025
3. Notice of Hearing posted at City Hall and on property. May 16, 2025

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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Corrective Action:

All vehicles stored on property must not have flat tires and must be either properly licensed and registered, stored in an enclosed garage, parked under a carport with approved car cover, or removed from the property.

Notes:

Owner has made no attempt to contact Code Enforcement for resolution. This is a REPEAT violation. REF Case # 21-00042.

STAFF RECOMMENDATION:

Per Florida state statute Chapter 162.09, a fine of \$1,000 per day will begin on the date the repeat violation is found to have occurred by the code inspector, on (April 11, 2025). Furthermore, due to the repeat nature of the offense, the city requests a one-time fine of \$1,000 be paid within 30 days. 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: June 17, 2025

Case Number: 25-00051

Code Officer: Joe Lebron

Violation Address: 633 E 1st Street

Respondent: Ruth E Snow

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

ORDER RENDERED:

April 15, 2025

COMPLIANCE:

Respondent failed to comply with Order. Affidavit of Non-Compliance dated May 19, 2025.

FINAL ORDER:

Execution of Final Order Imposing Fine/Lien. The building or structure shall 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. Any lien for costs and fees incurred pursuant to this article AMC Chapter 38, Article 2, Sections 38-61 and 38-63.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: June 17, 2025

Case Number: 25-00053

Code Officer: David Whitty

Violation Address: 73 West 8th Street

Respondent: John Burrell

Parcel ID Number: 09-21-28-0196-80-091

ORDER RENDERED:

April 15, 2025

COMPLIANCE:

Respondent failed to comply with Order. Affidavit of Non-Compliance dated May 22, 2025.

FINAL ORDER:

Execution of Final Order Imposing Fine/Lien. A Fine in the amount of \$500.00 per day to begin on May 15, 2025 and shall continue to accrue until compliance with said Order is met.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: June 17, 2025

Case Number: 25-00257

Code Officer: David Whitty

Violation Address: 402 East Main Street

Respondent: 402 Main LLC

Parcel ID Number: 10-21-28-7800-03-010

ORDER RENDERED:

April 15, 2025

COMPLIANCE:

Respondent failed to comply with Order. Affidavit of Non-Compliance dated June 10, 2025.

FINAL ORDER:

Execution of Final Order Imposing Fine/Lien. A Fine in the amount of \$1,000.00 per day to begin on May 15, 2025 and shall continue to accrue until compliance with said Order is met.