



APOPKA CODE ENFORCEMENT HEARING AGENDA

August 19, 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 25-00745 - 103 West 8th Street, Apopka FL 32703 – Presented by David Whitty**
2. **Case Number. Code Enforcement 25-00758 - 222 Kanawha Street, Apopka FL 32703 – Presented by David Whitty**
3. **Case Number. Code Enforcement 25-00793 - 602 South Park Avenue, Apopka FL 32703 – Presented by David Whitty**
4. **Case Number. Code Enforcement 25-00296 - 1156 Indian Bluff Court, Apopka FL 32703 – Presented by Joe Lebron**
5. **Case Number. Code Enforcement 25-00318 - 1148 Windy Way, Apopka FL 32703 – Presented by Joe Lebron**
6. **Case Number. Code Enforcement 25-00349 - 442 Tanglewilde St, Apopka FL 32712 – Presented by Joe Lebron**
7. **Case Number. Code Enforcement 25-00570 - 674 Caribou Court, Apopka FL 32703 – Presented by Joe Lebron**
8. **Case Number. Code Enforcement 25-00575 - 1420 Foxforrest Circle, Apopka FL 32712 – Presented by Joe Lebron**
9. **Case Number. Code Enforcement 25-00576 - 1412 Foxforrest Circle, Apopka FL 32712 – Presented by Joe Lebron**
10. **Case Number. Code Enforcement 25-00581 - 562 Mason Avenue, Apopka FL 32703 – Presented by Joe Lebron**
11. **Case Number. Code Enforcement 25-00589 - 2920 Plymouth Sorrento Road, Apopka, FL 32712 – Presented by Joe Lebron**
12. **Case Number. Code Enforcement 25-00607 - 1760 Saddleback Ridge Road, Apopka FL 32703 – Presented by Joe Lebron**
13. **Case Number. Code Enforcement 25-00613 - 1785 Summit Chase Avenue, Apopka FL 32703 – Presented by Joe Lebron**
14. **Case Number. Code Enforcement 25-00636 - 2025 Coral Hills Road, Apopka FL 32703 – Presented by Joe Lebron**
15. **Case Number. Code Enforcement 25-00689 - 819 East Orange Street, Apopka FL 32703 – Presented by Joe Lebron**
16. **Case Number. Code Enforcement 25-00706 - 911 Panical Drive, Apopka FL 32703 – Presented by Joe Lebron**
17. **Case Number. Code Enforcement 25-00714 - 2375 Partnership Hills Drive, Apopka FL 32712 – Presented by Joe Lebron**

18. **Case Number. Code Enforcement 25-00730 - 2237 Scrub Jay Road, Apopka FL 32703 – Presented by Joe Lebron**
19. **Case Number. Code Enforcement 25-00739 - 871 Lake Jackson Circle, Apopka FL 32703 – Presented by Joe Lebron**

FINAL ORDER

1. **Case Number. Code Enforcement 25-00239 - 1489 South Orange Blossom Trail, Apopka FL 32703**
2. **Case Number. Code Enforcement 25-00358 - 1960 Blackbird Drive, Apopka FL 32703**
3. **Case Number. Code Enforcement 25-00469 - 2237 Scrub Jay Road, Apopka FL 32703**

NEXT MEETING DATE

Tuesday, October 21, 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: August 19, 2025
Case Number: 25-00745
Code Officer: David Whitty
Address of Property: 103 West 8th Street
Respondent: Somosa Ramdeen
Parcel ID Number: 09-21-28-0196-70-260

NOTICES:

1. July 2, 2025 Warning Notice mailed.
2. March 25, 2025 Notice of Hearing mailed certified.
3. July 25, 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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Land Development Code (LDC)

1. Article 4, Section 4.2.2.C: Unpermitted use in MU-D zoning.
2. Article 5, Section 5.5.9: Fences and walls require a permit.

Violations:

Storing operable and inoperable vehicles at the residence, which is not a permitted use, and a fence installed without a permit.

Corrective Action:

Remove all vehicles that are being stored on the property. Obtain a fence permit or remove it.

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 (September 3, 2025), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (September 4, 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: August 19, 2025

Case Number: 25-00758

Code Officer: David Whitty

Address of Property: 222 Kanawha Street

Respondent: Fernando Robledo

Parcel ID Number: 10-21-28-3152-02-110

NOTICES:

1. July 11, 2025 Warning Notice mailed.
2. July 25, 2025 Notice of Hearing mailed certified.
3. July 25, 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 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
2. 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.
3. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
4. Chapter 3, Section 308.1: Accumulation of rubbish and garbage. Exterior property and premises, and interior of every structure, shall be free from any accumulation of rubbish or garbage (junk, trash, and debris).

Land Development Code (LDC)

1. Article 4, Section 4.2.2.C: Unpermitted use in MU-D Residential zoning.

Violations:

Junk, trash, miscellaneous items and debris, including but not limited to, tires, building material, a vehicle door, a discarded TV and dresser. Some exterior steps have rotten wood, others, have unsecured cement blocks and wood. These steps are unsafe and not to code. There is excess vegetation on the fence and on the roof of the residence. The house is being used as a boarding house without a change of use approval.

Corrective Action:

Remove all junk, trash, debris, including but not limited to, tires, building material, a vehicle door, discarded TV and dresser.

Notes:

I have not 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 (September 18, 2025), and remain in compliance, or a fine of \$500 per day will begin on the 31st day (September 19, 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: August 19, 2025

Case Number: 25-00793

Code Officer: David Whitty

Address of Property: 602 South Park Avenue

Respondent: Apopka Property LLC

Parcel ID Number: 09-21-28-0196-51-191

NOTICES:

1. July 30, 2025 Notice of Hearing mailed certified.
2. July 30, 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 302.4: Overgrown grass, weeds, and other vegetation exceeding 12 inches in height.

Violations:

Overgrown property.

Corrective Action:

Cut/mow all of the overgrown grass and weeds, including around the slab.

Notes:

There have been 13 previous cases. Case 24-00648 went to a Code Enforcement Hearing on August 20, 2024.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance for a repeat violation, and a one-time fine of \$1000 be assessed. The property must come into compliance within 10 days (August 29, 2025), and remain in compliance, or a fine of \$1000 per day will begin on the 11th day (August 30, 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: August 19, 2025

Case Number: 25-00296

Code Officer: Joe Lebron

Violation Address: 1156 Indian Bluff Court

Respondent: Kea Stanford Lamont

Parcel ID Number: 23-21-28-7964-01-090

NOTICES:

1. Warning Notice mailed. March 13, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 2025

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.

International Property Maintenance Code (IPMC)

1. IPMC, Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean, and sanitary condition.
2. 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.
3. IPMC, Chapter 5, Section 504.3: Plumbing systems and fixtures - Plumbing system hazards.
4. IPMC, Chapter 3, Section 305.4: Every stair, ramp, landing, balcony, porch, deck, or other walking surface shall be maintained in sound condition and good repair.

Corrective Action:

Clean and make sanitary the black substance all over the wall in the garage behind the water heater. Repair damaged drywall behind the water heater. Hire a licensed contractor to repair leaking plumbing behind water heater. Repair or replace damaged and saturated flooring in bedroom next to front entrance to home. Obtain and finalize permit for rear room addition to home.

Notes:

I've been in constant communication with the property owner and he is working with a general contractor to resolve the violations.

STAFF RECOMMENDATION:

The property must come into compliance within 30 days (September 18, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 31st day (September 19, 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: August 19, 2025

Case Number: 25-00318

Code Officer: Joe Lebron

Violation Address: 1148 Windy Way

Respondent: Saavedra, Ricardo R. Sr.

Parcel ID Number: 14-21-28-9267-00-660

NOTICES:

1. Warning Notice mailed. March 19, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 2025

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.

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 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.

Corrective Action:

Clear all outside storage of trash, junk, and debris to include but not limited to trash bags and insulation in the front yard right of way. Obtain and finalize all necessary permits for garage to room conversion. Install a means of emergency egress from garage to room conversion.

Notes:

I've talked to the owner and explained what was required to gain compliance. Owner has failed to obtain the appropriate permits and has made no further attempts to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 3, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (September 4, 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: August 19, 2025

Case Number: 25-00349

Code Officer: Joe Lebron

Address of Property: 442 Tanglewilde Street

Respondent: Bien-Aime Marilene

Parcel ID Number: 03-21-28-4682-02-060

NOTICES:

1. May 22, 2025 Warning Notice mailed.
2. July 25, 2025 Notice of Hearing mailed certified.
3. July 25, 2025 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 5, Section 5.5.8.A: Finished side of fence to the outside.
2. Article 5, Section 5.5.9: Fences and walls require permits.

Corrective Action:

Obtain a fence permit for the newly erected fence and put the smooth side of the fence facing towards your neighbor or remove the new fence in its entirety.

Notes:

Mail was refused and returned to sender. I spoke to someone at the residence who stated they were the tenant and gave them my business card and explained 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 (September 03, 2025), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (September 04, 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: August 19, 2025

Case Number: 25-00570

Code Officer: Joe Lebron

Violation Address: 674 Caribou Court

Respondent: Meadow Oaks Homeowners Assn

Parcel ID Number: 15-21-28-5570-00-004

NOTICES:

1. Warning Notice mailed. April 17, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 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 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
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)

Corrective Action:

Repair, replace, or remove damaged wood fence. Clear all outside storage of trash and debris to include but not limited to tree debris.

Notes:

HOA communicated to me that the board was meeting to bid on a contractor to resolve the code violations and requested an extension. Per request, an extension was granted and I never heard from the HOA again.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 3, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 4, 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: August 19, 2025

Case Number: 25-00575

Code Officer: Joe Lebron

Violation Address: 1420 Foxforrest Circle

Respondent: Bedell, Brian B. & Bedell, Janiece

Parcel ID Number: 33-20-28-7099-00-030

NOTICES:

1. Warning Notice mailed. April 18, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 2025

VIOLATION SUMMARY:

Land Development Code (LDC)

1. LDC, Article 5, Section 5.3.3: An Arbor Permit shall be approved prior to removal of a tree protected by this section.

Corrective Action:

Obtain an arbor permit for tree removal in front yard.

Notes:

I explained the violation and options for resolution of the violation to the owner, upon initial inspection. Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 3, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 4, 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: August 19, 2025

Case Number: 25-00576

Code Officer: Joe Lebron

Violation Address: 1412 Foxforrest Circle

Respondent: Gonzalez, Glen M. & Bentley-Gonzalez, Curl L.

Parcel ID Number: 33-20-28-7099-00-040

NOTICES:

1. Warning Notice mailed. April 18, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 2025

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.

International Property Maintenance Code (IPMC)

1. IPMC, Chapter 3, Section 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
2. IPMC, 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.

Corrective Action:

Obtain a building permit for the shed and clean the exterior surfaces of the chimney.

Install an approved weather protective cover for the exterior electrical receptacle, located next to front door, that it be protected from the elements and water intrusion.

Notes:

Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 3, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 4, 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: August 19, 2025

Case Number: 25-00581

Code Officer: Joe Lebron

Violation Address: 562 Mason Avenue

Respondent: KS Repair Corp

Parcel ID Number: 10-21-28-1572-00-144

NOTICES:

1. Warning Notice mailed. April 23, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 2025

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.

International Property Maintenance Code (IPMC)

1. IPMC, Chapter 3, Section 304.3: Buildings shall have approved address numbers that are visible from the road.

Land Development Code (LDC)

1. LDC, Article 5, Section 5.5.9: Fences and walls require permits.
2. LDC, Article 5, Section 5.1.5.A.4.a.6: Travel trailers and recreational vehicles can not be parked or stored for more than 48 hours on property, unless it is located behind the front yard building line. (A recreational vehicle shall not be occupied either temporarily or permanently in a Residential district.

Corrective Action:

Vacate both RVs stored on property or remove the RVs. Obtain permit for the fence or remove the fence in its entirety. Obtain all necessary building permits for all alterations done to both homes. Obtain permits for accessory structures being erected. Install visible address numbers onto building.

Notes:

I've been in communication with the owner and they were trying to work with a general contractor to obtain permits for the building alterations and fencing.

STAFF RECOMMENDATION:

The property must come into compliance within 30 days (September 18, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 31st day (September 19, 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: August 19, 2025

Case Number: 25-00589

Code Officer: Joe Lebron

Address of Property: 2920 Plymouth Sorrento Road

Respondent: Ponkin Road Property LLC

Parcel ID Number: 30-20-28-0000-00-005

NOTICES:

1. May 2, 2025 Warning Notice mailed.
2. July 25, 2025 Notice of Hearing mailed certified.
3. July 25, 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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
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)

Corrective Action:

Repair or remove both accessory structures in disrepair. All vehicles on property must be properly licensed and tagged, make Inoperable Ford F-150 with no tag operable or remove from property. Repair damaged chain link fence at the entrance to property. Remove all trash, junk and debris that is piled and scattered around RV's and around entrance to the property.

Notes:

There has been no contact with 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 (September 03, 2025), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (September 04, 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: August 19, 2025

Case Number: 25-00607

Code Officer: Joe Lebron

Violation Address: 1760 Saddleback Ridge Road

Respondent: Sprout Up Enterprises LLC

Parcel ID Number: 23-21-28-7966-00-540

NOTICES:

1. Warning Notice mailed. May 13, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 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 304.2: Exterior surfaces shall be protected from decay, peeling paint, rust, and corrosion.

Corrective Action:

Mow entire lot. Remove all trash and debris to include but not limited to plywood in yard near front entry door. Paint exposed roofing fascia that it be protected from the elements and decay.

Notes:

Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 3, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (September 4, 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: August 19, 2025

Case Number: 25-00613

Code Officer: Joe Lebron

Violation Address: 1785 SUMMIT CHASE AVE.

Respondent: PROGRESS RESIDENTIAL BORROWER 16 LLC

Parcel ID Number: 23-21-28-7964-00-300

NOTICES:

1. Warning Notice mailed. May 20, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 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 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 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. IPMC, Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean, and sanitary condition.
4. IPMC, Chapter 3, Section 304.14: Insect screens.

Corrective Action:

Clear all trash and debris to include but not limited to fallen trees and tree debris.

Repair damaged roof and obtain all necessary permits for roof repair. Repair interior surface damage to ceiling where there is evidence of water intrusion with heavy staining. Repair damaged insect screens.

Notes:

Owner has stated that all violations have been complied with and provided pictures but has not allowed me access into the residence to verify compliance. Visible roof damage still present in front.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 3, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (September 4, 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: August 19, 2025

Case Number: 25-00636

Code Officer: Joe Lebron

Violation Address: 2025 Coral Hills Road

Respondent: Liberio Investment LLC

Parcel ID Number: 22-21-28-0000-00-086

NOTICES:

1. Warning Notice mailed. June 5, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 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 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 4, Section 4.4.4.L.4: Storing or parking boats, boat trailers, RV's, or utility trailers within a road right-of-way, swale, or front yard is prohibited.

Corrective Action:

Clear all outside storage of trash and debris caused by homeless encampment to include but not limited to bicycles, clothing, footwear, rugs, furniture, tents, and loose trash throughout vacant lot. Remove RV from the right of way.

Notes:

Made contact with registered agent over the phone who stated they would relay the violation to the owner. The owner obtained a trespass authorization and stated they would be getting a contractor to clean up the property and erect a fence. No further communication has been had and the property remains in violation.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 3, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 4, 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: August 19, 2025

Case Number: 25-00689

Code Officer: Joe Lebron

Violation Address: 819 East Orange Street

Respondent: Rodriguez Carlos Hector Hernandez

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

NOTICES:

1. Warning Notice mailed. June 19, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 2025

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

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

Corrective Action:

Obtain a business tax receipt (BTR) from City of Apopka Planning and Zoning Department or cease all home business operations. The city Planning and Zoning Department can be contacted at phone # 407-703-1713.

Notes:

Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 3, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 4, 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: August 19, 2025

Case Number: 25-00706

Code Officer: Joe Lebron

Violation Address: 911 Panical Drive

Respondent: Hubbard Leronte Cordell & Guevara Jassica

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

NOTICES:

1. Warning Notice mailed. June 19, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 2025

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

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

Corrective Action:

Obtain and finalize all necessary permits for rear addition.

Notes:

Owner has made no attempt to contact me for resolution. Most recent permit obtained was for a pergola.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 3, 2025) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 4, 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: August 19, 2025

Case Number: 25-00714

Code Officer: Joe Lebron

Violation Address: 2375 Partnership Hills Drive

Respondent: Klinker Thomas W. Life Estate

Parcel ID Number: 31-20-28-6730-00-210

NOTICES:

1. Warning Notice mailed. June 26, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
3. IPMC, Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
4. 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.
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)

Land Development Code (LDC)

1. LDC, Article 4, Section 4.3.2.B: Open and outside storage is not a permitted use in Residential Zoning Districts.
2. LDC, Article 5, Section 5.5.8.A: Finished side of fence to the outside.

Corrective Action:

All vehicles stored on property must be in operable condition and must be either properly licensed and registered, parked within an enclosed garage, parked under a carport with approved car cover, or removed from the property. Clear all outside storage of trash and debris to include but not limited to

appliances, fence panels, tarps, tires, and loose trash throughout lot. Repair damaged fence gate and remove all non-conforming wooden fence panels. Repair damaged roofing soffit and fascia. Mow entire lot.

Notes:

No improvements have been made.

STAFF RECOMMENDATION:

The property must come into compliance within 30 days (September 18, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 31st day (September 19, 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: August 19, 2025

Case Number: 25-00730

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. June 26, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 2025

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.
3. 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 side walks 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)

Land Development Code (LDC)

1. LDC, Art. 5, Sec. 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:

Cease all vehicle repair activity. Remove vehicles obstructing the sidewalk. Obtain and finalize all necessary building permits for shed. Clear all outside storage of trash and debris to include but not limited to automobile parts and tires.

Notes:

Made contact with owner through extensive research as the owner does not reside at this address and has not changed his mailing address on the Orange County Property Appraiser. Owner stated he had no knowledge that there were so many violations and liens on his property. Owner stated he was in Pennsylvania for a surgery but would address the violations immediately upon return. Owner requested that I advocate on his behalf for 90 days to resolve the violation. This property has a lengthy history of violations with 2 different liens from Code

Enforcement under cases 21-00042 and 25-00469.

STAFF RECOMMENDATION:

The property must come into compliance within 90 days (November 17, 2025) and remain in compliance or a fine of \$1,500 per day, per violation, will begin on the 91st day (November 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: August 19, 2025

Case Number: 25-00739

Code Officer: Joe Lebron

Violation Address: 871 Lake Jackson Circle

Respondent: Villalona Christian

Parcel ID Number: 13-21-28-6909-02-480

NOTICES:

1. Warning Notice mailed. June 27, 2025
2. Notice of Hearing mailed certified. July 29, 2025
3. Notice of Hearing posted at City Hall and on property. July 29, 2025

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

1. Article 5, Section 18-108: Adoption of the current IPMC.
2. AMC, Chapter 18, Article 4, Sec.18-78: Uninhabitable, unsafe structure.

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 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
3. IPMC, Chapter 6, Section 604.3: Electrical System Hazards - Deterioration, inadequate, damaged, or unsafe service.

Corrective Action:

Supply electricity to home without the aid of a gas-powered generator or vacate the premises. Mow entire lot.

Notes:

Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 3, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (September 4, 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: August 19, 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

ORDER RENDERED:

June 17, 2025

COMPLIANCE:

Respondent failed to comply with Order. Affidavit of Non-Compliance dated July 9, 2025.

FINAL ORDER:

Execution of Final Order Imposing Fine/Lien. A Fine in the amount of \$500.00 per day to begin on July 3, 2025 and shall continue to accrue until compliance with said Order is met.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 19, 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

ORDER RENDERED:

June 17, 2025

COMPLIANCE:

Respondent failed to comply with Order. Affidavit of Non-Compliance dated July 9, 2025.

FINAL ORDER:

Execution of Final Order Imposing Fine/Lien. A Fine in the amount of \$500.00 per day to begin on July 3, 2025 and shall continue to accrue until compliance with said Order is met.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 19, 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

ORDER RENDERED:

June 17, 2025

COMPLIANCE:

Respondent failed to comply with Order. Affidavit of Non-Compliance dated June 17, 2025.

FINAL ORDER:

Execution of Final Order Imposing Fine/Lien. A one-time Fine in the amount of \$1,000.00 to be paid within 30 days of said Order, and a Fine in the amount of \$1,000.00 per day to begin on April 11, 2025 and shall continue to accrue until compliance with said Order is met.