



APOPKA CODE ENFORCEMENT HEARING AGENDA

December 16, 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 25-00631 - 1168 Golf Point Loop, Apopka, FL 32712 - Presented by Joe Lebron**
2. **Case Number. Code Enforcement 25-00756 - 595 Lake McCoy Drive, Apopka, FL 32712 - Presented by Joe Lebron**
3. **Case Number. Code Enforcement 25-00833 - 2001 Rock Springs Road, Apopka, FL 32712 - Presented by Joe Lebron**
4. **Case Number. Code Enforcement 26-00015 - 748 Crepe Myrtle Circle, Apopka, FL 32712 - Presented by Joe Lebron**

NEXT MEETING DATE

Tuesday, February 17, 2026

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: December 16, 2025

Case Number: 25-00631

Code Officer: Joe Lebron

Violation Address: 1168 GOLF POINT LOOP

Respondent: WILKINS, CHRISTOPHER

Parcel ID Number: 32-20-28-2603-00-450

NOTICES:

1. Warning Notice mailed. May 28, 2025
2. Notice of Hearing mailed certified. December 1, 2025
3. Notice of Hearing posted at City Hall and on property. December 1, 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 303.1: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
2. IPMC, Chapter 3, Section 303.2: Swimming pools, hot tubs, and spas shall be completely surrounded by a fence or barrier not less than 4 feet high, having self-latching gates or doors.
3. IPMC, Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.

Corrective Action:

Secure pool by replacing all damaged screens. Clean and maintain pool.

Notes:

Owner was given 4 different extensions by both myself and former Code Enforcement Officer, Christopher Smith, at the request of the owner citing hardship. No improvements have been made and owner continues to make excuses as to why compliance has not been met.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (December 31, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (January 1, 2026) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: December 16, 2025

Case Number: 25-00756

Code Officer: Joe Lebron

Violation Address: 595 LAKE MCCOY DRIVE

Respondent: CHAPMAN BETTY S ESTATE

Parcel ID Number: 03-21-28-4682-02-010

NOTICES:

1. Warning Notice mailed. July 10, 2025
2. Notice of Hearing mailed certified. December 1, 2025
3. Notice of Hearing posted at City Hall and on property. December 1, 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. 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. 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)
4. Chapter 6, Section 604.3: Electrical System Hazards – Deterioration, inadequate, damaged, or unsafe service.

Land Development Code (LDC)

1. LDC, Article 4, Section 4.4.4.L.1: Boats, boat trailers, RV's, personal utility trailers, and similar items may be parked only in the rear portion of a lot, at least 10ft from the side lot line and 5ft from the rear lot line.
2. LDC, Article 5, Section 5.1.5.A.2: Vehicles shall not be parked in the front yard, except within an area whose surface is specifically prepared for parking and surfaced with concrete, asphalt, brick, gravel, or other similar materials clearly delineating such parking spaces.

Corrective Action:

Move trailer to rear half of parcel. 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

approved car cover, or removed from the property. Vehicles must be moved to the driveway. Provide electricity to the home without the assistance of a generator.

Notes:

Owner of the home is deceased and the home should be vacant. I've been in constant communication with the inhabitant of the home, who is the owner's son, and he has made minor improvements. I've also been in communication with the inhabitant's daughter who stated her father has his own home but likes to bounce around from place to place with other vagrants and trash the places he stays in. Additionally, she stated other properties that the family owns have code violations due to the negligence of her father.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (December 31, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (January 1, 2026) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: December 16, 2025

Case Number: 25-00833

Code Officer: Joe Lebron

Violation Address: 2001 ROCK SPRINGS ROAD

Respondent: 2001 ROCK SPRINGS LAND TRUST

Parcel ID Number: 27-20-28-0000-00-070

NOTICES:

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

Land Development Code (LDC)

1. LDC, Article 8, Section 8.2.2. - Extension, Expansion, or Relocation: A nonconforming use shall not be extended, expanded, or moved to occupy a different area of a structure or lot, except an existing nonconforming use may extend into any portion of a structure that was clearly designed or arranged for the particular use when the use became nonconforming.
2. LDC, Article 4, Section 4.2.2.c: Unpermitted use in AG Zoning District.

Corrective Action:

Remove all inoperative vehicles and shipping containers located in the eastern most part of the property. Cease expansion of nonconformity into the eastern most part of the property.

Notes:

Owner has made no attempt to contact me for resolution. This case was continued from the October Special Magistrate Hearing of which the respondent was present.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (December 31, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (January 1, 2026) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: December 16, 2025

Case Number: 26-00015

Code Officer: Joe Lebron

Violation Address: 748 CREPE MYRTLE CIRCLE

Respondent: JOHNSON ROSHEIKA & FORBES FRANCIS E.

Parcel ID Number: 05-21-28-1835-00-490

NOTICES:

1. Warning Notice mailed. October 18, 2025
2. Notice of Hearing mailed certified. December 1, 2025
3. Notice of Hearing posted at City Hall and on property. December 1, 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, Ch. 1, Section [A]108.1.3: Structure unfit for human occupancy.
3. IPMC, CH 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.
4. IPMC, Chapter 3, Section 301.2: The property owner shall not permit another person to occupy property that is unsanitary and unsafe.
5. IPMC, Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
6. IPMC, Chapter 5, Section 505.3: Water system -Supply.
7. IPMC, Ch. 6, Sec.601.2: The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment. A person shall not occupy as owner-occupant, or permit another person to occupy any premises, that does not comply with the requirements of this chapter.
8. IPMC, Chapter 6, Section 604.3: Electrical System Hazards - Deterioration, inadequate, damaged, or unsafe service.
9. 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:

All vehicles stored on property must be either properly licensed and registered, stored within an enclosed garage, parked under a carport with approved car cover, or removed from the property. Remove plywood from window obstructing emergency egress. Activate water and electricity utility services or vacate the premises. Replace doorbell or cap off and cover the exposed wiring for the doorbell.

Notes:

Owner has made no attempt to contact Code Enforcement for resolution. This property has a Code Enforcement lien under case # 23-00203 for roof in disrepair, damaged chimney, and boarded up window.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (December 31, 2025) and remain in compliance or a fine of \$500 per day, per violation, will begin on the 16th day (January 1, 2026) 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.