



APOPKA CODE ENFORCEMENT HEARING AGENDA

April 2, 2026 1:30 PM

Apopka City Hall Council Chambers

CALL TO ORDER

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. **Code Enforcement 25-00051 - 633 E 1st Street, Apopka, FL 32703 - Presented by Joe Lebron**

NEXT MEETING DATE

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 Commission 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 Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Commission 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 Commission 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 Commission Chambers or exit the City Commission 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 2, 2026

Case Number: 25-00051

Code Officer: Joe Lebron

Violation Address: 633 East 1st 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 12, 2026
3. Notice of Hearing posted at City Hall and on property. March 12, 2026

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, Sec.18-78: Uninhabitable, unsafe structure.
4. AMC, Chapter 18, Article 4, Sec. 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.
11. The foregoing constitutes a nuisance as provided in Chapter 38, Code of Ordinances. The cost of any services provided by the City to a property that has been declared to be a nuisance shall constitute a special assessment lien against the property as a non-ad valorem assessment superior to all other private rights, interests, liens, encumbrances, titles and claims upon the property and equal in rank and dignity with a lien for ad valorem taxes. Unpaid assessments may be certified to the tax collector for collection pursuant to the uniform method in Fla. Stat. § 197.3632.

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 15 days (April 16, 2026). 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 Ch. 38, Article 2, Section 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.