



## **APOPKA CODE ENFORCEMENT HEARING AGENDA**

**OCTOBER 18, 2022 1:30 PM**

**APOPKA CITY HALL COUNCIL CHAMBERS**

### **CALL TO ORDER**

#### **APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED**

- [1.](#) Case Number. Code Enforcement 22-00499 – 920 Little Avenue, Apopka, FL 32703- Presented by Dave Whitty
- [2.](#) Case Number. Code Enforcement 22-00494 – 900 Alabama Avenue, Apopka, FL 32703- Presented by Dave Whitty
- [3.](#) Case Number. Code Enforcement 22-00495 – 432 E 9th Street, Apopka, FL 32703- Presented by Dave Whitty
- [4.](#) Case Number. Code Enforcement 22-00498 – 924 Little Avenue, Apopka, FL 32703- Presented by Dave Whitty
- [5.](#) Case Number. Code Enforcement 22-00443 – 24 E Main Street, Apopka, FL 32703- Presented by Dave Whitty
- [6.](#) Case Number. Code Enforcement 22-00524 – 439 E 10TH Street, Apopka, FL 32703- Presented by Dave Whitty
- [7.](#) Case Number. Code Enforcement 22-00519 – 73 W 8TH Street, Apopka, FL 32703- Presented by Dave Whitty
- [8.](#) Case Number. Code Enforcement 22-00579 – 322 E Main Street, Apopka, FL 32703- Presented by Dave Whitty
- [9.](#) Case Number. Code Enforcement 22-00509 – 253 N Central Avenue, Apopka, FL 32703- Presented by Chris Smith
- [10.](#) Case Number. Code Enforcement 22-00463 – 2018 Larkwood Dr, Apopka, FL 32703- Presented by Chris Smith
- [11.](#) Case Number. Code Enforcement 22-00422 – 606 S Hawthorne Avenue, Apopka, FL 32703- Presented by Chris Smith
- [12.](#) Case Number. Code Enforcement 22-00421 – 10 N Mcgee Avenue, Apopka, FL 32703- Presented by Chris Smith
- [13.](#) Case Number. Code Enforcement 22-00195 – 802 E Magnolia Street, Apopka, FL 32703- Presented by Chris Smith
- [14.](#) Case Number. Code Enforcement 22-00162 – 1776 Chatham Circle, Apopka, FL 32703- Presented by Chris Smith
- [15.](#) Case Number. Code Enforcement 22-00597 – 590 Swallow Court, Apopka, FL 32712- Presented by Bernard Jeanty
- [16.](#) Case Number. Code Enforcement 22-00160 – 1330 Lexington Parkway, Apopka, FL 32712- Presented by Bernard Jeanty
- [17.](#) Case Number. Code Enforcement 22-00445 – 1712 Rock Springs Road, Apopka, FL 32712- Presented by Bernard Jeanty
- [18.](#) Case Number. Code Enforcement 21-00675 – 1752 Rock Springs Road, Apopka, FL 32712- Presented by Bernard Jeanty

### **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:** October 18, 2022

**Case Number:** 22-00499

**Code Officer:** David Whitty

**Address of Property:** 920 Little Avenue

**Respondent:** Manuel and Leonor Ceballos

**Parcel ID Number:** 15-21-28-6756-00-350

### **NOTICES:**

1. August 11, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 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 any Residential zoning.

### **Violations:**

Inoperable vehicles being stored on property.

### **Corrective Action:**

Remove the vehicles from the property.

### **Notes:**

The property owner has not responded.

### **STAFF RECOMMENDATION:**

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 20 days (November 7, 2022), and remain in compliance, or a fine of \$500 per day will begin on the 21<sup>st</sup> day (November 8, 2022) 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:** October 18, 2022

**Case Number:** 22-00494

**Code Officer:** David Whitty

**Address of Property:** 900 Alabama Avenue

**Respondent:** Manuel & Leonor Ceballos

**Parcel ID Number:** 15-21-28-6756-00-480

### **NOTICES:**

1. August 11, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 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: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.

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

1. Article 5, Section 5.5.4.I: Fences and walls and associated landscaping shall be maintained in good repair and in a safe, and attractive condition.
2. Article 5, Section 5.5.6.A: Standard Materials allowed for Walls and Fences: Masonry, stone, ornamental iron, wood, vinyl, and composite materials.

### **Violations:**

Screening material on the gate. Overgrown vegetation, mold, and mildew on the walls.

### **Corrective Action:**

Remove the screening material from the gate. Remove the vegetation, mold, and mildew from the walls. Keep property maintained.

### **Notes:**

There has been no response 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 (November 17, 2022), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 31<sup>st</sup> day (November 18, 2022) 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:** October 18, 2022

**Case Number:** 22-00495

**Code Officer:** David Whitty

**Address of Property:** 432 East 9<sup>th</sup> Street

**Respondent:** Manuel and Leonor Ceballos

**Parcel ID Number:** 15-21-28-6756-00-460

### **NOTICES:**

1. August 18, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 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 5, Section 5.5.4.1: Fences and walls and associated landscaping shall be maintained in good repair and in a safe, and attractive condition.

### **Violations:**

Inoperable truck, overgrown vegetation, damaged lattice, cracks, breaks, mold, and mildew on the walls.

### **Corrective Action:**

Make the truck operable with a valid tag, or remove it from the property. Properly repair or remove the damaged lattice. Properly repair the damaged walls. Clean and remove the mold and mildew from the walls. Keep property maintained.

### **Notes:**

There has been no response 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 (November 17, 2022), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 31<sup>st</sup> day (November 18, 2022) 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:** October 18, 2022

**Case Number:** 22-00498

**Code Officer:** David Whitty

**Address of Property:** 924 Little Avenue

**Respondent:** Manuel & Leonar Ceballos

**Parcel ID Number:** 15-21-28-6756-00-370

### **NOTICES:**

1. August 11, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 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 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
4. Chapter 3, Section 304.3: Buildings shall have approved address numbers that are visible from the road.

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

1. Article 4, Section 4.2.2.C: Unpermitted use in MU-D zoning.
2. Article 5, Section 5.1.5.A.4: Commercial vehicles are prohibited on any public or private property in any Residential district.
3. Article 5, Section 5.1.5.4.a.6: A recreational vehicle shall not be occupied either temporarily or permanently in a Residential district.

### **Violations:**

Outside storage of tires, including but not limited to, a cement mixer, cement blocks, chairs, furniture, and plywood. The exterior walls of the house are not in good repair. Inoperable vehicles, trailers in the road right-of-way, and a damaged fence. RV is being occupied. There is no address that is visible from the road.

**Corrective Action:**

Make all vehicles operable with valid tags, or put them inside of a building, or remove them. Remove the commercial trailer and the scrap metal that is on it. Vacate the RV. Post the address so that it is visible from the road. Put all tires, including but not limited to, chairs, equipment, and plywood inside a building, or remove them. Keep property maintained.

**Notes:**

There has been no response 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 (November 17, 2022), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 31<sup>st</sup> day (November 18, 2022) 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:** October 18, 2022

**Case Number:** 22-00443

**Code Officer:** David Whitty

**Address of Property:** 24 East Main Street

**Respondent:** Peggy G Charlton Living Trust

**Parcel ID Number:** 09-21-28-0196-50-291

### **NOTICES:**

1. August 9, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 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.

#### **Violations:**

Operating a Beauty Salon without a City-issued Business Tax Receipt.

#### **Corrective Action:**

Obtain a Business Tax Receipt

#### **Notes:**

I have been in contact with the business 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 15 days (November 2, 2022), and remain in compliance, or a fine of \$500 per day will begin on the 16<sup>st</sup> day (November 3, 2022) 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:** October 18, 2022

**Case Number:** 22-00524

**Code Officer:** David Whitty

**Address of Property:** 439 East 10<sup>th</sup> Street

**Respondent:** Henry Smith Jr

**Parcel ID Number:** 15-21-28-6756-00-560

### **NOTICES:**

1. August 18, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 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.
1. 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 obstruction.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

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

1. Article 5, Section 5.5.6.A: Standard Materials allowed for Walls and Fences: Masonry, stone, ornamental iron, wood, vinyl, and composite materials.

### **Violations:**

Inoperable vehicles, appliances, damaged roof, and screening material on the gate.

### **Corrective Action:**

Make all vehicles operable with a valid tag, or remove them from the property. Properly repair the damaged roof, or remove the tarp. Remove the screening material from the gate. Keep property maintained.

### **Notes:**

There has been no response 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 (November 17, 2022), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 31<sup>st</sup> day (November 18, 2022) 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:** October 18, 2022

**Case Number:** 22-00519

**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. August 22, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 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: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.

#### **Violations:**

Overgrown vacant lot.

#### **Corrective Action:**

Cut the overgrown property. Keep property maintained.

#### **Notes:**

There has been no response 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 15 days (November 2, 2022), and remain in compliance, or a fine of \$500 per day will begin on the 16<sup>th</sup> day (November 3, 2022) 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:** October 18, 2022

**Case Number:** 22-00579

**Code Officer:** David Whitty

**Address of Property:** 322 East Main Street

**Respondent:** 168 Eglin LLC

**Parcel ID Number:** 10-21-28-7800-01-011

### **NOTICES:**

1. September 7, 2022 Warning Notice mailed.
2. October 3, 2022 Notice of Hearing mailed certified.
3. October 5, 2022 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:**

Junk, trash, and debris. Property is not being maintained.

#### **Corrective Action:**

Remove all junk, trash, debris. Place all trash containers inside the building or remove them from the property.

#### **Notes:**

I have reached out to the property manager, and left her a message.

### **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 (October 28, 2022), and remain in compliance, or a fine of \$500 per day will begin on the 11<sup>th</sup> day (October 29, 2022) 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:** October 18, 2022

**Case Number:** 22-00509

**Code Officer:** Chris Smith

**Address of Property:** 253 N CENTRAL AVE

**Respondent:** CEBALLOS MANUEL

**Parcel ID Number:** 04-21-28-4836-00-911

### **NOTICES:**

1. August 17, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 Notice of Hearing posted at City Hall and on property.

### **SUMMARY:**

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

1. Article 5, Section 18-108: Adoption of current IPMC.
2. Chapter 18, Article 3, Section 18-48: A building permit is required.

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

1. 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.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.
3. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

### **Violations:**

Open and outside storage of junk, appliances, debris and metal in rear of property. Unpermitted structure erected in rear of property and an unpermitted temporary structure in the front yard. On the side of the house along E. Myrtle Street the roof/soffit is rotten and deteriorating. Inoperable silver Ford sedan.

### **Corrective Action:**

Obtain a building permit and meet all setbacks for the structure built in the side/rear of the property. Remove temporary structure in front yard and relocate to rear of property. Remove all appliances, trash, debris to include but not limited to all metal and A/C units in front of property under temporary structure, the items along the house, the piles of appliances and debris to the right of the front of the property and in the rear next to unpermitted structure. Repair or replace damaged/deteriorating roof/soffit on left side of house along E. Myrtle Street. Remove inoperable silver Ford sedan with expired tag or renew the tag and make operable.

**Notes:**

I contacted the owner at the property during the re-inspection and explained the violations and corrective action.

**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 (November 02, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 16<sup>th</sup> day (November 03, 2022) 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:** October 18, 2022

**Case Number:** 22-00463

**Code Officer:** Chris Smith

**Address of Property:** 2018 LARKWOOD DR

**Respondent:** VEGA ENRIQUE & VEGA SAMUEL

**Parcel ID Number:** 23-21-28-7974-00-260

### **NOTICES:**

1. August 1, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 Notice of Hearing posted at City Hall and on property.

### **SUMMARY:**

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

1. Article 5, Section 18-108: Adoption of current IPMC.

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

1. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
2. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
3. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

### **Violations:**

High grass and weeds in front, back and sides of property. Inoperable white Buick Enclave with not tag. Two fence panels on right side of property missing and back fence falling down/in disrepair.

### **Corrective Action:**

Cut/Mow all high grass and weeds in front yard, back yard and sides of property. Repair/reinstall the 2 missing fence panels on right side of property and repair or replace rear fence falling down in back of property. All vehicle on property must display a valid tag, put into the garage or removed from the property (Buick Enclave).

### **Notes:**

House appears vacant. Grass was mowed after 45 days. No contact from owner or agent.

### **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 (November 02, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 16<sup>th</sup> day (November 03, 2022) 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 cur



# City of Apopka

## CODE ENFORCEMENT HEARING

**Meeting Date:** October 18, 2022

**Case Number:** 22-00422

**Code Officer:** Chris Smith

**Address of Property:** 606 S HAWTHORNE AVE

**Respondent:** REASON FOR THE SEASON LLC

**Parcel ID Number:** 09-21-28-0868-02-001

### **NOTICES:**

1. July 13, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 Notice of Hearing posted at City Hall and on property.

### **SUMMARY:**

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

1. Article 5, Section 18-108: Adoption of current IPMC.

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

1. 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.
2. Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean, and sanitary condition.
3. Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
4. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.
5. Chapter 3, Section 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
6. Chapter 3, Section 304.15: Exterior doors and assemblies shall be maintained in good repair.

### **Violations:**

Exterior of the house off S. Hawthorne Ave is flaking and has some damage/deterioration. The roof is leaking and has some siding/roof damage/deterioration. Inside the kitchen, living room, bathroom, and bedrooms there are leaks/water damage to ceiling. The front door doesn't have a weathering strip causing pests/elements to enter. The rear bedroom window is damaged/plexi glass. The rear door is missing the dead bolt assembly. In the rear/side of property there are piles of outdoor storage of trash, junk and debris to include but not limited to tires, tile, washer, metal containers and pile of wood.

### **Corrective Action:**

Obtain and finalize roof permit, repair or replace damaged/leaking roof causing water damage to the interior kitchen, living room, bedrooms, and bathroom. Repair or replace all exterior of the

house that has flaking and that is deteriorating. Repair or replace deteriorating exterior roof siding/soffit. Repair weathering strip around front door to prevent pests/elements. Install deadbolt lock to rear door of house. Repair or replace damaged rear bedroom window that has plexi glass. Remove all outdoor storage of trash, junk and debris to include but not limited to tires, tile, washer, metal containers and pile of wood.

**Notes:**

I have been in contact with Rolando Martinez/Registered Agent of the property and they are aware of the violations, but trying to find another place for the tenant or evicting the tenant to get repairs done or demolish the house with a permit.

**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 (November 02, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 16<sup>th</sup> day (November 03, 2022) 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:** October 18, 2022

**Case Number:** 22-00421

**Code Officer:** Chris Smith

**Address of Property:** 10 N MCGEE AVE

**Respondent:** GARDNER MARIA ARIAS DE

**Parcel ID Number:** 10-21-28-0000-00-041

### **NOTICES:**

1. July 13, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 Notice of Hearing posted at City Hall and on property.

### **SUMMARY:**

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

1. Article 5, Section 18-108: Adoption of current IPMC.
2. Chapter 18, Article 3, Section 18-48: A building permit is required.

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

1. Chapter 3, Section 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
2. Chapter 5, Section 504.1: Plumbing systems and fixtures - General.
3. Chapter 5, Section 506.1: Plumbing fixtures shall be properly connected to a public sewer system or an approved private sewage disposal system.
4. 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.
5. Chapter 6, Section 604.3: Electrical System Hazards - Deterioration, inadequate, damaged, or unsafe service.

#### **Apopka City Ordinance (APO)**

1. Chapter 14, Section 14-1: Adoption of the Orange County Code of Ordinances, Chapter 5 - Animals.

### **Violations:**

Two sheds/accessory structures on the property without permits and unpermitted electrical, multiple pigs being kept in a residential, open sewage in front yard, and there are windows boarded up.

### **Corrective Action:**

Remove all boarded-up windows and repair/replace any broken or damaged windows. Remove all pigs from property (prohibited in residential). Obtain all necessary permits for all the sheds/accessory structures on property. The unpermitted accessory structure has electrical that needs to be removed or permitted. Repair or replace open sewer/septic being discharged directly onto the ground and is open.

**Notes:**

I spoke to the owner at the residence at the time of the violation and she came into Apopka PD on 7/26/2022 and I explained all the violations and how to correct them. On 8/2/2022 I spoke to John Poleon on the phone who stated he was helping the owner obtain permit(s) for the structure built in rear of property. I explained the violations and how the owner could correct everything.

**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 (November 02, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 16<sup>th</sup> day (November 03, 2022) 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:** October 18, 2022

**Case Number:** 22-00195

**Code Officer:** Chris Smith

**Address of Property:** 802 E MAGNOLIA ST

**Respondent:** LEIVA LOPEZ SERGIO ANTONIO

**Parcel ID Number:** 10-21-28-6136-00-280

### **NOTICES:**

1. May 18, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 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:**

Unpermitted addition to the rear of the house and accessory structure being built at the rear of the property.

### **Corrective Action:**

Obtain all necessary building permits for the addition being built to the rear of the house and obtain all necessary building permits for the accessory structure being built in the rear of the property.

### **Notes:**

I have been in communication via email with the owner since the start of this violation and I spoke to the Engineer back 5/25/2022 via telephone about the permit/drawings. No work has been done since the start of this violation and there has been open lines of communication throughout this process.

### **STAFF RECOMMENDATION:**

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 30 days (November 17, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 31<sup>st</sup> day (November 18, 2022) 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:** October 18, 2022

**Case Number:** 22-00162

**Code Officer:** Chris Smith

**Address of Property:** 1776 CHATHAM CIR

**Respondent:** HEATHER S ALBERT

**Parcel ID Number:** 23-21-28-1275-00-120

### **NOTICES:**

1. April 12, 2022 Warning Notice mailed.
2. September 29, 2022 Notice of Hearing mailed certified.
3. September 29, 2022 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.
2. Article 5, Section 18-108: Adoption of the current IPMC.
3. 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.

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

1. 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.
2. Article 4, Section 4.3.2.B: Open and outside storage not permitted in a Residential Zoning District.

### **Violations:**

Building an out building without a permit. Outside storage in backyard. Parking/storing trailer over the sidewalk, in the right-of-way, and not on your property. Inoperable pickup truck.

### **Corrective Action:**

Obtain a permit for the shed/accessory structure built in back of property. Your backyard cannot be used for storage, so put all items in an enclosed building or remove them. Remove the trailer from the sidewalk and right-of-way. It can only be parked on your property, in back of your house. Make the truck operable with a current tag, or put it inside your garage, or remove it. Keep your property maintained.

### **Notes:**

CEO Whitty initiated this case before I arrived as an officer and he was in contact with the owners. The inoperable vehicle has been removed, but the unpermitted shed and debris is still in rear of 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 15 days (November 02, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 16<sup>th</sup> day (November 03, 2022) 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:** October 18, 2022

**Case Number:** 22-00597

**Code Officer:** Bernard Jeanty

**Address of Property:** 590 Swallow Court

**Respondent:** Wallace Kemroy

**Parcel ID Number:** 04-21-28-5529-00-540

### **NOTICES:**

1. September 15, 2022 Warning Notice mailed
2. October 6, 2022 Notice of Hearing mailed certified.
3. October 6, 2022 Notice of Hearing posted at City Hall and on property.
4. October 14, 2022 Final Inspection.

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

1. Article 5, Section 5.1.5.A.4: Commercial vehicles are prohibited on any public or private property in any residential district.

### **Violations:**

Having a commercial vehicle parked in a residential zone. Specifically, on 9/27/22 at 8:41 AM, 9/15/2022 at 12:58 AM, 9/14/2022 at 8:03 AM, and 9/13/22 at 8:39 AM. This is a repeat violation.

### **Corrective Action:**

Cease storing commercial vehicle in a residential zone.

### **STAFF RECOMMENDATION:**

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance, and remain in compliance, within 1 day (October 19, 2022), or a fine of \$1,500 per day will begin on the 2nd day (October 20, 2022) if not in compliance. In addition, the property owner be fined \$1,000 per occurrence that the commercial vehicle was proven to be on the property on listed dates. 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:** October 18, 2022

**Case Number:** 22-00160

**Code Officer:** Bernard Jeanty

**Address of Property:** 1330 Lexington Parkway

**Respondent:** Elder Calvin Jerome & Gwendolyn Williams

**Parcel ID Number:** 32-20-28-58-00-440

### **NOTICES:**

1. April 9, 2022 Warning Notice mailed
2. October 6, 2022 Notice of Hearing mailed certified.
3. October 6, 2022 Notice of Hearing posted at City Hall and on property.
4. October 14, 2022 Last inspection

### **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 304.7: Roofs shall be maintained in good repair and free from obstruction.

### **Violations:**

Roof is leaking and has a gray tarp on it.

### **Corrective Action:**

Obtain a building permit for the roof. Repair the roof and remove the tarp.

### **STAFF RECOMMENDATION:**

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance, and remain in compliance, within 30 days (November 17, 2022), or a fine of \$500 per day will begin on the 31st day (November 18, 2022) 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:** October 18, 2022

**Case Number:** 22-00445

**Code Officer:** Bernard Jeanty

**Address of Property:** 1712 Rock Springs Road

**Respondent:** Hanlex Apopka LLC

**Parcel ID Number:** 33-20-28-0000-00-066

### **NOTICES:**

1. July 20, 2022 Warning Notice mailed
2. October 6, 2022 Notice of Hearing mailed certified.
3. October 6, 2022 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: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris

### **Violations:**

High grass and weeds. Junk, trash and debris

### **Corrective Action:**

Mow overgrowth of grass and weeds. Overgrowth of vegetation. Remove junk and trash.

### **STAFF RECOMMENDATION:**

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance, and remain in compliance, within 15 days (November 2, 2022), or a fine of \$500 per violation per day, will begin on the 16th day (November 3, 2022) 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:** October 18, 2022

**Case Number:** 21-00675

**Code Officer:** Bernard Jeanty

**Address of Property:** 1752 Rock Springs Road

**Respondent:** Sylvia M Pumphrey Living Trust

**Parcel ID Number:** 33-20-28-0000-00-033

### **NOTICES:**

1. November 18, 2021 Warning Notice mailed
2. February 4, 2022 Notice of Hearing mailed certified.
3. October 6, 2022 Notice of Hearing posted at City Hall and on property.
4. October 14, 2022 Final Inspection.

### **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 3, Section 304.15: Exterior doors and assemblies shall be maintained in good repair.
2. Chapter 3, Section 304.7: Roofs, roof drains, rain gutters, and downspouts shall be maintained in good repair.
3. Chapter 3, Section 305.1.1: Interior Structure-Unsafe Condition
4. Chapter 3 Section 305.4: Exterior stairs, ramp, landing, balcony, porch, deck, or other walking surface shall be maintained in sound condition and good repair.
5. Chapter 6, Section 601.1: Mechanical and electrical requirements-Scope.
6. Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean, and sanitary condition.
7. Chapter 3, Section 304.4.13.1: Glazing materials shall be maintained free from cracks
8. Chapter 3, Section 304.1: Exterior of a structure shall be maintained in good repair, structurally sound, and sanitary condition.

#### **Violations:**

Property is unsafe and has severe fire damage, electrical wires exposed and burned, broken glass, interior surfaces destroyed, roof damaged, and stairs in disrepair.

#### **Corrective Action:**

Demolish the structure with a demo permit or an engineer to evaluate structure and repair the structure with permits.

**STAFF RECOMMENDATION:**

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance, and remain in compliance, within 30 days (November 17, 2022), or a fine of \$500 per violation, per day will begin on the 31st day (November 18, 2022) 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.