



APOPKA CODE ENFORCEMENT HEARING AGENDA

August 18, 2026 1:30 PM

Apopka City Hall Council Chambers

CALL TO ORDER

PARKING VIOLATIONS

1. **Case Number. 2026TC0664576 - Angelo Pringle - Presented by Officer Emmanuel Sosa**
2. **Case Number. 2026TC066637 - Wahkuna Baldwin - Presented by Officer Emmanuel Sosa**

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. **Case Number. Code Enforcement 26-00169 - 223 Bonnie Glen Lane, Apopka, FL 32712 - Presented by David Whitty**
2. **Case Number. Code Enforcement 26-00147 - 234 East 8th Street, Apopka, FL 32703 - Presented by David Whitty**
3. **Case Number. Code Enforcement 26-00040 - 740 Sugar Plum Lane, Apopka, FL 32712 - Presented by David Whitty**
4. **Case Number. Code Enforcement 26-00356 - 1517 Lake Alden Drive, Apopka, FL 32712 - Presented by David Whitty**
5. **Case Number. Code Enforcement 26-00358 - 1517 Lake Alden Drive, Apopka, FL 32712 - Presented by David Whitty**
6. **Case Number. Code Enforcement 26-00217 - 5598 Galloping Drive, Apopka, FL 32712 - Presented by David Whitty**
7. **Case Number. Code Enforcement 26-00357 - South Central Avenue, Apopka, FL 32703 - Presented by David Whitty**
8. **Case Number. Code Enforcement 25-00868 - 2020 Old Dixie Highway, Apopka, FL 32712 - Presented by Jose Lebron**
9. **Case Number. Code Enforcement 25-00924 - 639 Falling Oak Cove, Apopka, FL 32703 - Presented by Jose Lebron**
10. **Case Number. Code Enforcement 25-00945 - 4501 Hogshead Road, Apopka, FL 32703 - Presented by Jose Lebron**
11. **Case Number. Code Enforcement 25-00946 - West Orange Blossom Trail, Apopka, FL 32703 - Presented by Jose Lebron**
12. **Case Number. Code Enforcement 26-00024 - 946 Offaly Court, Apopka, FL 32703 - Presented by Jose Lebron**
13. **Case Number. Code Enforcement 26-00061 - 1004 Royal Oaks Drive, Apopka, FL 32703 - Presented by Jose Lebron**
14. **Case Number. Code Enforcement 26-00070 - 1925 West Kelly Park Road, Apopka, FL 32712 - Presented by Jose Lebron**
15. **Case Number. Code Enforcement 26-00074 - 1118 Dekleva Drive, Apopka, FL 32712 - Presented by Jose Lebron**

16. **Case Number. Code Enforcement 26-00124 - 351 East Main Street, Apopka, FL 32703 - Presented by Jose Lebron**
17. **Case Number. Code Enforcement 26-00176 - 230 Lake Mccoy Drive, Apopka, FL 32712 - Presented by Jose Lebron**
18. **Case Number. Code Enforcement 26-00224 - 2102 Country Side Drive, Apopka, FL 32712 - Presented by Jose Lebron**
19. **Case Number. Code Enforcement 26-00229 - 2014 Rock Springs Road, Apopka, FL 32712 - Presented by Jose Lebron**
20. **Case Number. Code Enforcement 26-00231 - 2006 Rock Springs Road, Apopka, FL 32712 - Presented by Jose Lebron**
21. **Case Number. Code Enforcement 26-00232 - 2022 Rock Springs Road, Apopka, FL 32712 - Presented by Jose Lebron**
22. **Case Number. Code Enforcement 26-00233 - 2030 Rock Springs Road, Apopka, FL 32712 - Presented by Jose Lebron**
23. **Case Number. Code Enforcement 26-00234 - 2038 Rock Springs Road, Apopka, FL 32712 - Presented by Jose Lebron**
24. **Case Number. Code Enforcement 26-00237 - 1212 Indian Bluff Drive, Apopka, FL 32703 - Presented by Jose Lebron**
25. **Case Number. Code Enforcement 26-00246 - 2375 Partnership Hills Drive, Apopka, FL 32712 - Presented by Jose Lebron**
26. **Case Number. Code Enforcement 26-00251 - Errol Parkway, Apopka, FL 32712 - Presented by Jose Lebron**
27. **Case Number. Code Enforcement 26-00253 - 222 North Central Avenue, Apopka, FL 32703 - Presented by Jose Lebron**
28. **Case Number. Code Enforcement 26-00262 - 1755 Iroquois Drive, Apopka, FL 32703 - Presented by Jose Lebron**
29. **Case Number. Code Enforcement 26-00266 - 772 White Ivey Court, Apopka, FL 32712 - Presented by Jose Lebron**
30. **Case Number. Code Enforcement 26-00273 - 799 South Orange Blossom, Apopka, FL 32703 - Presented by Jose Lebron**
31. **Case Number. Code Enforcement 26-00274 - 944 East Cleveland Street, Apopka, FL 32703 - Presented by Jose Lebron**
32. **Case Number. Code Enforcement 26-00283 - 1216 Crossfield Drive, Apopka, FL 32703 - Presented by Jose Lebron**
33. **Case Number. Code Enforcement 26-00291 - 390 Lake Mccoy Drive, Apopka, FL 32712 - Presented by Jose Lebron**

FINAL ORDER

1. **Case Number. Code Enforcement 25-00608 - 2637 Grassmoor Loop, Apopka, FL 32712**

NEXT MEETING DATE

1. **Tuesday October 20, 2026**

ADJOURNMENT

1. **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: August 18, 2026

Case Number: 2026TC0664576

Officer: Emmanuel Sosa

Violator: Angelo Pringle



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 18, 2026

Case Number: 2026TC06637

Officer: Emmanuel Sosa

Violator: Wahkuna Baldwin



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 18, 2026

Case Number: 26-00169

Code Officer: David Whitty

Address of Property: 223 Bonnie Glen Lane

Respondent: Olympus Borrower LLC

Parcel ID Number: 15-21-28-7540-00-203

NOTICES:

1. March 16, 2026 Warning Notice mailed.
2. July 28, 2026 Notice of Hearing mailed certified.
3. July 28, 2026 Notice of Hearing posted at City Hall and on property.

SUMMARY:

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:

Parking commercial trailers at the residence.

Corrective Action:

Remove the commercial trailers.

Notes:

I have been in contact with the property manager and with the resident.

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 2, 2026), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00147

Code Officer: David Whitty

Address of Property: 234 East 8th Street

Respondent: Carlos Luna

Parcel ID Number: 15-21-28-7540-00-203

NOTICES:

1. January 30, 2026 Warning Notice mailed.
2. July 28, 2026 Notice of Hearing mailed certified.
3. July 28, 2026 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 304.6: Exterior walls shall be free from holes, breaks, and loose and rotting materials, and maintained weather proof and properly surface coated where required to prevent deterioration.

Land Development Code (LDC)

1. Article 5, Section 5.5.4.I: Fences, walls, and associated landscaping shall be maintained in good repair and in a safe and attractive condition.
2. Article 5, Section 5.1.5.A.4: Commercial vehicles are prohibited on any public or private property in any Residential district.

Violations:

The area of the property, along Highland Avenue, is overgrown and has a fence in disrepair. A semitruck and trailer has been seen parked at this residence. The aluminum siding on the detached structure is damaged.

Corrective Action:

Cut all of the overgrown area, and properly repair the fence, or remove it. Cease having a commercial vehicle parked on the property. Properly repair the damaged exterior siding on the structure.

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 2, 2026), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00040

Code Officer: David Whitty

Address of Property: 740 Sugar Plum Lane

Respondent: Karen Iglesias and Yoiri Aneiro Fukuara

Parcel ID Number: 03-21-28-0000-00-042

NOTICES:

1. November 10, 2025 Warning Notice mailed.
2. July 28, 2026 Notice of Hearing mailed certified.
3. July 28, 2026 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 5, Section 5.5.9: Fences and walls require permits.
2. Article 5, Section 5.5.5.A: Height standards for fences and walls. Maximum height is 6ft for the side and rear of the structure, and maximum height is 4ft from the front building setback line.

Violations:

White vinyl fence installed without a permit. A 6ft high privacy fence has been installed without a permit, and is 6ft high from the front building setback line.

Corrective Action:

Obtain a fence permit, or remove the fence. If a fence permit is obtained, then have the privacy fence removed or replaced by a 4ft high fence that is in compliance.

Notes:

On December 16, 2025 I spoke with the property owner, Karen Iglesias on the phone, and suggested that she contact the fence company that put the fence up. A second Notice of Violation was mailed on March 5, 2026 giving the owners through March 25 to obtain a fence permit. On June 1, I called and spoke with the homeowner again. She stated that they do not plan on complying, because they have had bear issues and they want to protect their dogs. Also, they do not want their neighbors looking in on their 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 (September 2, 2026), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00356

Code Officer: David Whitty

Address of Property: 1517 Lake Alden Drive

Respondent: Lake Francis Association LLC

Parcel ID Number: 32-20-28-0000-00-030

NOTICES:

1. June 26, 2026 Warning Notice mailed.
2. July 28, 2026 Notice of Hearing mailed certified.
3. July 28, 2026 Notice of Hearing posted at City Hall and on property.

SUMMARY:

International Property Maintenance Code:

1. Chapter 3, Section 302.4: Overgrown grass, weeds, and other vegetation exceeding 12 inches in height.

Violation:

Overgrown property.

Corrective Action:

Cut/mow the overgrown property.

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 2, 2026), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00358

Code Officer: David Whitty

Address of Property: 1517 Lake Alden Drive

Respondent: Lake Francis Association LLC

Parcel ID Number: 32-20-28-0000-00-030

NOTICES:

1. June 26, 2026 Warning Notice mailed.
2. July 28, 2026 Notice of Hearing mailed certified.
3. July 28, 2026 Notice of Hearing posted at City Hall and on property.

SUMMARY:

International Property Maintenance Code:

1. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violation:

Tree debris on property.

Corrective Action:

Remove all tree debris.

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 2, 2026), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00217

Code Officer: David Whitty

Address of Property: 5598 Galloping Drive

Respondent: Reina and Gabriela Funez

Parcel ID Number: 12-20-27-0960-00-610

NOTICES:

1. April 28, 2026 Warning Notice mailed.
2. July 28, 2026 Notice of Hearing mailed certified.
3. July 29, 2025 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

Violations:

A shed on the property without a building permit.

Corrective Action:

Obtain a building permit and relocate the structure to the proper setbacks.

Notes:

I have been in contact with the homeowners.

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 2, 2026), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00357

Code Officer: David Whitty

Address of Property: South Central Avenue

Respondent: Greenflower Capital LLC

Parcel ID Number: 09-21-28-0196-80-612

NOTICES:

1. June 25, 2026 Warning Notice mailed.
2. July 28, 2026 Notice of Hearing mailed certified.
3. July 28, 2026 Notice of Hearing posted at City Hall and on property.

SUMMARY:

International Property Maintenance Code:

1. Chapter 3, Section 302.4: Overgrown grass, weeds, and other vegetation exceeding 12 inches in height.

Violation:

Overgrown property.

Corrective Action:

Cut the overgrown property.

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 2, 2026), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 25-00868

Code Officer: Joe Lebron

Violation Address: 2020 Old Dixie Highway

Respondent: HOUSAM FAMILY TRUST

Parcel ID Number: 06-21-28-0000-00-044

NOTICES:

1. Warning Notice mailed. August 28, 2025
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
2. IPMC, Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
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 7, Section 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.
6. IPMC, Chapter 7, Section 702.4: Emergency escape and rescue openings. Required emergency escape and rescue openings shall be maintained in accordance with the code in the effect at the time of construction, and both of the following:
 1. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
 2. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and the unit is equipped with smoke alarms installed in accordance with Section 907.2.10 of the International Building Code. Such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

Land Development Code (LDC)

1. LDC, Article 5, Section 5.5.9: Fences and walls require permits.

Corrective Action:

Mow entire lot and remove overgrown vegetation from home. Repair damaged roofing gable vent and soffit. Repair, replace, or remove the damaged wood fence in its entirety. Obtain all necessary permits for fence repair or replacement. Clean exterior walls. Install burglar bars with quick release mechanism for emergency egress or remove the burglar bars.

Notes:

Owner has made no attempt to resolve the violations.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 25-00924

Code Officer: Joe Lebron

Violation Address: 639 Falling Oak Cove

Respondent: 639 FALLING TREE LAND TRUST

Parcel ID Number: 10-21-28-8922-01-330

NOTICES:

1. Warning Notice mailed. September 22, 2025
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

1. Article 5, Section 18-108: Adoption of the current IPMC.
2. 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 sidewalks 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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
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)

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:

All vehicles stored on property must NOT have flat tires and 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. Move vehicles blocking sidewalk. All vehicles must be parked on an approved surface and NOT on grass in the front yard. Trailer must be stored in backyard or removed from the property. Clear all outside

storage of trash and debris to include but not limited to pallets of blocks, coolers, beer boxes, cleaning equipment, and what appears to be a granite counter top.

Notes:

Owner has removed the pile of blocks. All other conditions remain unchanged. Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 25-00945

Code Officer: Joe Lebron

Violation Address: 4501 Hogshead Road

Respondent: RIVERBEND ORLANDO HOLDINGS VII

Parcel ID Number: 35-20-27-0000-00-012

NOTICES:

1. Warning Notice mailed. September 24, 2025
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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)

Corrective Action:

Mow and trim grass along the right of way and sidewalk. Clear all trash and debris to include but not limited to large pile of tires next to "For Lease" sign.

Notes:

Spoke to a POC named Matt on 02/17/2026 who stated the vacant lot had been mowed and cleared of trash. Upon re-inspection, the vacant lot was only partially mowed and the trash was still there. No further actions have been taken by the owner to resolve the violations and conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 25-00946

Code Officer: Joe Lebron

Violation Address: West Orange Blossom Trail

Respondent: RIVERBEND ORLANDO HOLDINGS VII

Parcel ID Number: 35-20-27-0000-00-048

NOTICES:

1. Warning Notice mailed. September 24, 2025
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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.

Corrective Action:

Mow and trim along the right of way and sidewalk.

Notes:

Spoke to a POC named Matt on 02/17/2026 who stated the vacant lot had been mowed and cleared of trash. Upon re-inspection, the vacant lot was only partially mowed and the trash was still there. No further actions have been taken by the owner to resolve the violations and conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00024

Code Officer: Joe Lebron

Violation Address: 946 Offaly Court

Respondent: DAVID J & MOHSHINA AKHTER AUGUSTE

Parcel ID Number: 17-21-28-0880-00-850

NOTICES:

1. Warning Notice mailed. October 24, 2025
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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 1, Section [A] 108.1.1: Unsafe structure.
3. IPMC, Chapter 1, Section. [A]108.1.2: Unsafe equipment.
4. IPMC, Chapter 1, Section. [A]108.1.3: Structure unfit for human occupancy.
5. 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.
6. IPMC, Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
7. IPMC, Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
8. IPMC, Chapter 3, Section 304.1.1: Exterior Structures - Unsafe Conditions.
9. IPMC, Chapter 3, Section 304.6: Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
10. 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.

11. IPMC, Chapter 3, Section 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
12. IPMC, Chapter 3, Section 304.13.1: Glazing materials shall be maintained free from cracks and holes.
13. IPMC, Chapter 3, Section 304.14: Insect screens.
14. IPMC, Chapter 3, Section 304.15: Exterior doors and assemblies shall be maintained in good repair.
15. 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.
16. IPMC, Chapter 3, Section 305.1.1: Interior Structure - Unsafe Conditions.
17. IPMC, Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean, and sanitary condition.
18. 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.
19. IPMC, Chapter 5, Section 504.3: Plumbing systems and fixtures - Plumbing system hazards.
20. IPMC, Chapter 6, Section 603.1: Mechanical equipment and appliances: Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
21. IPMC, Chapter 6, Section 604.3: Electrical System Hazards - Deterioration, inadequate, damaged, or unsafe service.
22. IPMC, Chapter 7, Section 704.2: Fire protection systems - Smoke alarms.

Corrective Action:

Mow and trim entire lot. Obtain and finalize all necessary permits for roof replacement, window installation, structural framing repair, interior wall repair, electrical re-wiring, HVAC replacement, and plumbing. Replace the roof and windows. Repair or replace structural framing. Replace insulation, duct work, drywall, HVAC, plumbing, electrical wiring, outlets, and switches. Replace all fire damaged doors, bathroom and plumbing fixtures, and insect screens. Repair damaged flooring throughout home.

-OR-

Obtain and finalize all necessary permits for demolition and demolish the structure.

Notes:

Owner has made no attempt to resolve the violation or contact me. With the assistance of APD Crime Analyst, Holly Reardon, I obtained the contact phone number for the owner of the property. I called the owner on 10/24/2025 and made contact. I stated the nature of my phone call and he stated that he had already made arrangements to demolish the structure in November and rebuild was scheduled for January of 2026. Conditions have remained unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00061

Code Officer: Joe Lebron

Violation Address: 1004 Royal Oaks Drive

Respondent: WEBSTER JUANITA A

Parcel ID Number: 14-21-28-7786-01-040

NOTICES:

1. Warning Notice mailed. November 17, 2025
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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 7, Section 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:

Remove all obstructions preventing emergency egress to include but not limited to lattice barriers and tarp. Clear all outside storage of trash and debris to include but not limited to boxes and bucket.

Notes:

Owner has removed half of the lattice obstructing the front entrance and replaced it with a web of string. Additionally, an umbrella has been placed in front of the entry way.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00070

Code Officer: Joe Lebron

Violation Address: 1925 West Kelly Park Road

Respondent: MYUNG JA LEE LIVING TRUST

Parcel ID Number: 08-20-28-0000-00-037

NOTICES:

1. Warning Notice mailed. November 20, 2025
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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 1, Section 108.1.1: Unsafe structure.
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 301.3: Vacant structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
4. IPMC, Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
5. IPMC, Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
6. IPMC, Chapter 3, Section 304.1.1: Exterior Structures - Unsafe Conditions.
7. 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 4.2.3.F.5.a: Outdoor storage shall be screened from all public streets, residential development, and Residential districts by an opaque fence or wall with a minimum height of six feet, and a maximum height of ten feet.

Corrective Action:

Repair, replace, or demolish damaged and dilapidated green houses. If demolition of greenhouses is chosen, obtain and finalize all necessary permits for demolition. Clear all outside storage of trash and debris all over rear of property. Mow entire lot. Replace or remove all damaged fence screening.

Notes:

Conditions remain unchanged. Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00074

Code Officer: Joe Lebron

Violation Address: 1118 Dekleva Drive

Respondent: VASQUEZ RANDY RAFAEL & SANTIAGO ASHLEY ANNETTE

Parcel ID Number: 06-21-28-7190-00-240

NOTICES:

1. Warning Notice mailed. November 25, 2025
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
3. IPMC, Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Corrective Action:

Mow entire lot. Repair, replace, or remove fence and obtain any necessary permits to do so. All vehicles stored on property must not have flat tires 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.

Notes:

Grass has been mowed and in-op vehicle has been removed. Fence remains in a state of disrepair. Owner has made no attempt to contact me for resolution.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00124

Code Officer: Joe Lebron

Violation Address: 351 East Main Street

Respondent: EYM REALTY OF FLORIDA LLC

Parcel ID Number: 10-21-28-0000-00-037

NOTICES:

1. Warning Notice mailed. January 7, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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)

Corrective Action:

Clear all outside storage of debris to include but not limited to wheelchair left by homeless person hanging around the vacant Denny's. It is recommended to complete and submit the attached Trespass Authorization Form to discourage further homeless activity.

Notes:

Owner has made no attempt to contact me for resolution. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00176

Code Officer: Joe Lebron

Violation Address: 230 Lake Mccoy Drive

Respondent: ORANGE LAKE DEVELOPMENT LLC

Parcel ID Number: 03-21-28-4682-00-030

NOTICES:

1. Warning Notice mailed. April 28, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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)

Corrective Action:

Clear vacant lot of all trash and debris caused by homeless encampment.

Notes:

Owner was notified in person of the violations at their place of residency in addition to being mailed a violation notice. Owner stopped by the Police Department, the following Monday, to apply for a trespass authorization. No further action from the owner has been taken. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00224

Code Officer: Joe Lebron

Violation Address: 2102 Country Side Drive

Respondent: VAN KOUWEN FRANK B

Parcel ID Number: 31-20-28-1802-00-760

NOTICES:

1. Warning Notice mailed. April 2, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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.

Corrective Action:

Repair damaged fence.

Notes:

Owner has made no attempt to contact me for resolution. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00229

Code Officer: Joe Lebron

Violation Address: 2014 Rock Springs Road

Respondent: VBRO ENTERPRISES LLC

Parcel ID Number: 28-20-28-0220-00-020

NOTICES:

1. Warning Notice mailed. April 8, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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.

Land Development Code (LDC)

1. LDC, 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.

Corrective Action:

Repair or replace the damaged fence. If fence is replaced using different material, obtain and finalize a fence permit.

Notes:

Owner has made no attempt to contact me for resolution. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00231

Code Officer: Joe Lebron

Violation Address: 2006 Rock Springs Road

Respondent: VBRO ENTERPRISES LLC

Parcel ID Number: 28-20-28-0220-00-010

NOTICES:

1. Warning Notice mailed. April 8, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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.

Land Development Code (LDC)

1. LDC, 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.

Corrective Action:

Repair or replace the damaged fence. If fence is replaced using different material, obtain and finalize a fence permit.

Notes:

Owner has made no attempt to contact me for resolution. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00232

Code Officer: Joe Lebron

Violation Address: 2022 Rock Springs Road

Respondent: VBRO ENTERPRISES LLC

Parcel ID Number: 28-20-28-0220-00-030

NOTICES:

1. Warning Notice mailed. April 8, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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.

Land Development Code (LDC)

1. LDC, 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.

Corrective Action:

Repair or replace the damaged fence. If fence is replaced using different material, obtain and finalize a fence permit.

Notes:

Owner has made no attempt to contact me for resolution. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00233

Code Officer: Joe Lebron

Violation Address: 2030 Rock Springs Road

Respondent: VBRO ENTERPRISES LLC

Parcel ID Number: 28-20-28-0220-00-040

NOTICES:

1. Warning Notice mailed. April 8, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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.

Land Development Code (LDC)

1. LDC, 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.

Corrective Action:

Repair or replace the damaged fence. If fence is replaced using different material, obtain and finalize a fence permit.

Notes:

Owner has made no attempt to contact me for resolution. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00234

Code Officer: Joe Lebron

Violation Address: 2038 Rock Springs Road

Respondent: VBRO ENTERPRISES LLC

Parcel ID Number: 28-20-28-0220-00-050

NOTICES:

1. Warning Notice mailed. April 8, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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.

Land Development Code (LDC)

1. LDC, 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.

Corrective Action:

Repair or replace the damaged fence. If fence is replaced using different material, obtain and finalize a fence permit.

Notes:

Owner has made no attempt to contact me for resolution. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00237

Code Officer: Joe Lebron

Violation Address: 1212 Indian Bluff Drive

Respondent: HEROL & JOSETTE DIEUDONNE

Parcel ID Number: 23-21-28-7964-01-020

NOTICES:

1. Warning Notice mailed. April 9, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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 305.4: Every stair, ramp, landing, balcony, porch, deck, or other walking surface shall be maintained in sound condition and good repair.
3. IPMC, Chapter 5, Section 504.3: Plumbing systems and fixtures - Plumbing system hazards.
4. IPMC, Chapter 6, Section 604.3: Electrical System Hazards - Deterioration, inadequate, damaged, or unsafe service.

Corrective Action:

Obtain and finalize building permit and all associated sub-permits for conversion of enclosed rear porch to a 4th bedroom. Eliminate all peeling, chipping, or flaking paint by resurfacing and repainting. Hire a licensed plumber to repair or replace all damaged and leaking plumbing. An invoice with the licensed plumber's state license number shall be furnished to the code official to prove completion and validity of work performed. Repair water damaged ceiling in the kitchen and living room. Repair water damaged wall in kitchen around the entry way to the laundry room. Repair holes in wall and ceiling of kitchen. Replace missing tile flooring in the kitchen.

Notes:

Owner has made no attempt to contact me for resolution. Minor drywall repair made in kitchen. Tiles on kitchen floor repaired. All other conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a

fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00246

Code Officer: Joe Lebron

Violation Address: 2375 Partnership Hills Drive

Respondent: KLINKER THOMAS W LIFE ESTATE ET AL

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

NOTICES:

1. Warning Notice mailed. April 17, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. IPMC, Chapter 1, Section 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 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 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
4. IPMC, Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
5. IPMC, Chapter 3, Section 304.2: Exterior surfaces shall be protected from decay, peeling paint, rust, and corrosion.
6. 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)
7. IPMC, Chapter 5, Section 505.3: Water system -Supply.
8. IPMC, Ch. 6, Section 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.
9. IPMC, Chapter 6, Section 604.1: Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
10. IPMC, Chapter 6, Section 604.2: Electrical facilities - Service.

11. IPMC, Chapter 6, Section 604.3: Electrical System Hazards - Deterioration, inadequate, damaged, or unsafe service.
12. 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:

Provide running water and electricity by contacting the appropriate utilities departments. Clean exterior surfaces of home to remove mold and mildew. Repaint all exterior surfaces exposed to the elements and eliminate peeling, flaking, or chipping paint. Install weatherproof cover over exterior electrical receptacle by front door. Clear all outside storage of trash and debris. All vehicles stored on property must be properly licensed and registered, stored in an enclosed garage, parked under a carport with approved car cover, or removed from the property.

- OR -

Clear all outside storage of trash and debris. Clean exterior surfaces of home to remove mold and mildew. Repaint exterior surfaces exposed to the elements and eliminate peeling, flaking, or chipping paint. Remove vehicles from property. Install a weatherproof cover over exterior electrical receptacle next to front door. Vacate the structure. Board up and secure the structure.

- OR -

Obtain and finalize a demolition permit and demolish the structure in its entirety. Remove all inoperative vehicles. Clear all trash and debris.

Notes:

Owner has made no attempt to resolve the violation. Owner's family members have already helped clean up the property twice under case numbers 25-00714 & 26-00112 but the owner continues to trash and destroy the property. This property was brought before a Special Magistrate Hearing once before for the same issues under case number 25-00714. The property had come into compliance within the specified timeframe given, thanks to the help of the family members, but the family is refusing to help this time due to the continued self-destruction of the home owner.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$1000 per day will begin on the 16th day (September 3, 2026) if not in compliance. Furthermore, due to the repeat nature of the violation, the city is requesting that a one-time fine of \$1,000 be levied against the property. 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 18, 2026

Case Number: 26-00251

Code Officer: Joe Lebron

Violation Address: Errol Parkway

Respondent: DRIVEN APOPKA LLC

Parcel ID Number: 32-20-28-0000-00-004

NOTICES:

1. Warning Notice mailed. April 21, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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)

Corrective Action:

Mow and trim entire golf course behind property address 765 Crepe Myrtle Circle. Clear all tree debris.

Notes:

Golf course was partially mowed. Tree debris has not been touched. This is an ongoing issue with the current management company maintaining the golf course.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00253

Code Officer: Joe Lebron

Violation Address: 222 North Central Avenue

Respondent: WALTERS DOROTHY M

Parcel ID Number: 04-21-28-4836-00-651

NOTICES:

1. Warning Notice mailed. April 23, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

VIOLATION SUMMARY:

Land Development Code (LDC)

1. 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 vehicle to an approved surface such as the driveway, pavers, gravel, or wood chips.

Notes:

Owner has made no attempt to resolve the violation or contact me.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00262

Code Officer: Joe Lebron

Violation Address: 1755 Iroquois Drive

Respondent: SCHOENBAUER JOSHUA LEE

Parcel ID Number: 23-21-28-7966-00-520

NOTICES:

1. Warning Notice mailed. May 28, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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 and finalize arbor permit for trees removed.

Notes:

No arbor permit application has been submitted. Owner has made no attempt to contact me for resolution. Conditions unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00266

Code Officer: Joe Lebron

Violation Address: 772 White Ivey Court

Respondent: MAURICE, DJINA C. & DELIA CHENIER

Parcel ID Number: 05-21-28-1853-00-320

NOTICES:

1. Warning Notice mailed. May 6, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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.

Corrective Action:

Replace damaged and/or missing fencing.

Notes:

Conditions unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00273

Code Officer: Joe Lebron

Violation Address: 799 South Orange Blossom Trail

Respondent: APOPKA REGIONAL LLC

Parcel ID Number: 11-21-28-0205-00-030

NOTICES:

1. Warning Notice mailed. May 14, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 308.1: Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (junk, trash, and debris)

Corrective Action:

Clear all trash and debris created by homeless camp.

Notes:

Owner has made no attempt to resolve the violation or contact me. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00274

Code Officer: Joe Lebron

Violation Address: 944 East Cleveland Street

Respondent: STEWARD JAMES MICHAEL

Parcel ID Number: 23-21-28-7962-00-040

NOTICES:

1. Warning Notice mailed. May 14, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
2. IPMC, Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
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 304.7 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 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
6. IPMC, Chapter 3, Section 304.13.1: Glazing materials shall be maintained free from cracks and holes.

Land Development Code (LDC)

1. LDC, Article 5, Section 5.5.9: Fences and walls require permits.

Corrective Action:

Repair or replace the roof. Obtain and finalize all necessary permits for roof repair. Replace the large damaged window next to front entry door. Obtain and finalize all necessary permits for window replacement. Pressure wash exterior wall surfaces in a manner that they be clean and sanitary in appearance. Repair or replace the damaged fence. Fence must be uniform in appearance and not a combination of different materials as usage of different fence material is non-conforming. Obtain and finalize all necessary permits for fence. All vehicles

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

Notes:

Owner has made no attempt to resolve the violations or contact me. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00283

Code Officer: Joe Lebron

Violation Address: 1216 Crossfield Drive

Respondent: BTR SCATTERED SITE OWNER 2 L L C

Parcel ID Number: 23-21-28-7970-00-460

NOTICES:

1. Warning Notice mailed. May 18, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

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

Corrective Action:

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

Notes:

Owner has made no attempt to resolve the violation or contact me. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 26-00291

Code Officer: Joe Lebron

Violation Address: 390 Lake Mccoy Drive

Respondent: ADRIAN A & LARISSA A DOLINSKY

Parcel ID Number: 03-21-28-4682-00-060

NOTICES:

1. Warning Notice mailed. May 18, 2026
2. Notice of Hearing mailed certified. July 28, 2026
3. Notice of Hearing posted at City Hall and on property. July 28, 2026

VIOLATION SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 308.1: Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (junk, trash, and debris)

Corrective Action:

Clear all trash and debris from vacant lot.

Notes:

Owners have made no attempt to resolve the violations or contact me. Conditions remain unchanged.

STAFF RECOMMENDATION:

The property must come into compliance within 15 days (September 2, 2026) and remain in compliance or a fine of \$500 per day will begin on the 16th day (September 3, 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: August 18, 2026

Case Number: 25-00608

Code Officer: Joe Lebron

Violation Address: 2637 Grassmoor Loop

Respondent: SMITH GEORGE

Parcel ID Number: 30-20-28-0231-04-330

ORDER RENDERED:

October 21, 2025

COMPLIANCE:

Respondent failed to comply with Order. Affidavit of Non-Compliance performed January 20, 2026.

FINAL ORDER:

Execution of Final Order Imposing Fine/Lien. A Fine in the amount of \$500.00 per day to begin on January 19, 2026 and shall continue to accrue until compliance with said Order is met.