



APOPKA CODE ENFORCEMENT HEARING AGENDA

AUGUST 16, 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 22-00307 – 104 W Michael Gladden Blvd, Apopka, FL 32703- Presented by Dave Whitty
2. Case Number. Code Enforcement 22-00326 – 816 S Central Avenue, Apopka, FL 32703- Presented by Dave Whitty
3. Case Number. Code Enforcement 22-00331 – 820 Robinson Avenue, Apopka, FL 32703- Presented by Dave Whitty
4. Case Number. Code Enforcement 22-00311 – 334 W Main Street, Apopka, FL 32703- Presented by Dave Whitty
5. Case Number. Code Enforcement 22-00104 – 730 Monroe Avenue, Apopka, FL 32703- Presented by Dave Whitty
6. Case Number. Code Enforcement 22-00354 – 7 Goodrich Avenue, Apopka, FL 32703- Presented by Dave Whitty
7. Case Number. Code Enforcement 22-00408 – 199 E Main Street, Apopka, FL 32703- Presented by Dave Whitty
8. Case Number. Code Enforcement 22-00391 – Gulf Land Drive (parcel ending 006), Apopka, FL 32712- Presented by Bernard Jeanty
9. Case Number. Code Enforcement 22-00181 – 3926 Rock Hill Loop, Apopka, FL 32712- Presented by Bernard Jeanty
10. Case Number. Code Enforcement 22-00219 – W Lester Road, Apopka, FL 32712- Presented by Bernard Jeanty
11. Case Number. Code Enforcement 22-00160 – 1330 Lexington Parkway, Apopka, FL 32712- Presented by Bernard Jeanty
12. Case Number. Code Enforcement 22-00337 – 595 N Lake Avenue, Apopka, FL 32712- Presented by Bernard Jeanty
13. Case Number. Code Enforcement 22-00278 – 1951 Hermit Smith Road, Apopka, FL 32712- Presented by Bernard Jeanty
14. Case Number. Code Enforcement 22-00382 – 700 Vick Road, Apopka, FL 32712- Presented by Bernard Jeanty
15. Case Number. Code Enforcement 22-00189 – 579 Ryan Avenue, Apopka, FL 32712- Presented by Bernard Jeanty
16. Case Number. Code Enforcement 22-00191 – 588 Ryan Avenue, Apopka, FL 32712- Presented by Bernard Jeanty
17. Case Number. Code Enforcement 22-00241 – 326 W Ponkan Road, Apopka, FL 32712- Presented by Bernard Jeanty
18. Case Number. Code Enforcement 22-00186 – 540 Ryan Avenue, Apopka, FL 32712- Presented by Bernard Jeanty
19. Case Number. Code Enforcement 22-00248 – 705 S Christiana Avenue, Apopka, FL 32703- Presented by Chris Smith
20. Case Number. Code Enforcement 22-00259 – 512 Mason Avenue, Apopka, FL 32703- Presented by Chris Smith

ADJOURNMENT

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

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



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: August 16, 2022

Case Number: 22-00307

Code Officer: David Whitty

Address of Property: 104 West Michael Gladden Boulevard

Respondent: Maria Paula Guiza Hernandez

Parcel ID Number: 09-21-28-0196-70-100

NOTICES:

1. June 13, 2022 Warning Notice mailed.
2. July 15, 2022 Notice of Hearing mailed certified.
3. July 15, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.4: Property having overgrown vegetation.

Violations:

Overgrown vacant lot.

Corrective Action:

Cut/mow the overgrown 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 (August 31, 2022), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00326

Code Officer: David Whitty

Address of Property: 816 South Central Avenue

Respondent: Grey Stone Development Services Inc.

Parcel ID Number: 09-21-28-0196-80-350

NOTICES:

1. June 15, 2022 Warning Notice mailed.
2. July 15, 2022 Notice of Hearing mailed certified.
3. July 15, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.4: Property having overgrown vegetation.

Violations:

Overgrown vacant lot.

Corrective Action:

Cut/mow the overgrown 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 (August 31, 2022), and remain in compliance, or a fine of \$500 per day will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00331

Code Officer: David Whitty

Address of Property: 820 Robinson Avenue

Respondent: Apopka Industrial Park LLC

Parcel ID Number: 15-21-28-7540-00-220

NOTICES:

1. July 1, 2022 Warning Notice mailed.
2. July 15, 2022 Notice of Hearing mailed certified.
3. July 15, 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.
2. Chapter 66, Article 5, Section 66-99: A Business Tax Receipt is required.

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Land Development Code (LDC)

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

Violations:

This business does not have a City-issued Business Tax Receipt. There are inoperable, unlicensed, damaged, and dismantled vehicles that are being worked on or stored on this property.

Corrective Action:

Obtain a City-issued Business Tax Receipt, or cease conducting business from this location. Remove all inoperable, unlicensed, damaged, and dismantled vehicles from the property.

Notes:

I have talked with the business owner at this location.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (September 15, 2022), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 31st day (September 16, 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: August 16, 2022

Case Number: 22-00311

Code Officer: David Whitty

Address of Property: 334 West Main Street

Respondent: Gordon G. Oldham III Family Trust

Parcel ID Number: 09-21-28-7552-02-130

NOTICES:

1. June 14, 2022 Warning Notice mailed.
2. July 15, 2022 Notice of Hearing mailed certified.
3. July 15, 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 in and around the dumpster areas. This has been an on-going problem.

Corrective Action:

Remove all junk, trash, and debris from the property.

Notes:

There have been 6 previous cases, 2 were heard at Code Enforcement Hearings. Case 19-00104 was heard March 19, 2019. Case 20-00114 was heard October 20, 2020.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property a repeat violation of the above ordinance. The property must come into compliance within 15 days (August 31, 2022), and remain in compliance, or a fine of \$1000 per day will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00104

Code Officer: David Whitty

Address of Property: 730 Monroe Avenue

Respondent: Apopka Monroe Development LLC

Parcel ID Number: 10-21-28-0000-00-061

NOTICES:

1. June 22, 2022 Warning Notice mailed.
2. July 15, 2022 Notice of Hearing mailed certified.
3. July 15, 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 vegetation exceeding 12 inches in height.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violations:

Junk, trash, and debris on overgrown property.

Corrective Action:

Remove all junk, trash, and debris from the property, and cut the underbrush, and raise the tree canopy.

Notes:

This property owner has submitted plans to the City, to develop apartments or multi-family dwellings.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property a repeat violation of the above ordinances. The property must come into compliance within 30 days (September 15, 2022), and remain in compliance, or a fine of \$1000 per day will begin on the 31st day (September 16, 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: August 16, 2022

Case Number: 22-00354

Code Officer: David Whitty

Address of Property: 7 Goodrich Avenue

Respondent: Romeo and Herminia Flaquer

Parcel ID Number: 10-21-28-2200-00-370

NOTICES:

1. June 23, 2022 Warning Notice mailed.
2. July 22, 2022 Notice of Hearing mailed certified.
3. July 22, 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 vegetation exceeding 12 inches in height.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Violations:

The property is overgrown with tree debris.

Corrective Action:

Cut/mow the overgrown property and remove all tree debris.

Notes:

There have been 4 previous cases on this property, regarding the same violation.

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 (August 26, 2022), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 11th day (August 27, 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: August 16, 2022

Case Number: 22-00408

Code Officer: David Whitty

Address of Property: 199 East Main Street

Respondent: 199em LLC

Parcel ID Number: 09-21-28-0196-30-591

NOTICES:

1. July 7, 2022 Warning Notice mailed.
2. August 3, 2022 Notice of Hearing mailed certified.
3. August 3, 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 301.3: Vacant structures and premises shall be maintained in a clean, safe, secure, and sanitary condition so it does not cause a blighting problem.
2. Chapter 3, Section 302.4: Overgrown vegetation exceeding 12 inches in height.
3. Chapter 3, Section 304.2: Exterior surfaces shall be protected from decay, peeling paint, rust, and corrosion.
4. Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, and loose or rotting materials.
5. Chapter 3, Section 304.13: Every window shall be kept in sound condition, good repair, and weather tight.
6. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.
7. Chapter 5, Section 504.1: Plumbing fixtures shall be kept free from obstructions, leaks, and defects.

Land Development Code (LDC)

1. Article 5, Section 5.2.5.B.4: Landscaping Buffers and Standards: The landowner is responsible for the maintenance of landscaping.

Violations:

The landscaping around this vacant building is not being maintained, and is overgrown with dead vegetation. There is junk, trash, debris, rotten wood, holes and breaks in the exterior walls, broken windows with one boarded up, and disconnected PVC piping.

Corrective Action:

Cut all of the overgrown vegetation. Remove all dead vegetation. Remove all junk, trash, and debris. Replace all rotten wood. Properly repair all holes and breaks in the exterior walls. Remove the board from the window. Repair or replace the glass and material in the broken windows. Properly repair the PVC piping at rear of the building.

Notes:

There are signs of transient activity.

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 (August 31, 2022), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00391

Code Officer: Bernard Jeanty

Address of Property: Gulf Land Drive

Respondent: Rock Springs Ridge Golf Club Inc.

Parcel ID Number: 17-20-28-7404-00-006

NOTICES:

1. June 7, 2022 Warning Notice mailed
2. July 28, 2022 Notice of Hearing mailed certified.
3. July 28, 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 and weeds, exceeding 12 inches in height.

Violations:

High grass and weeds.

Corrective Action:

Mow overgrowth of grass and weeds.

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 (August 31, 2022), or a fine of \$1,000 per day will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00181

Code Officer: Bernard Jeanty

Address of Property: 3926 Rock Hill Loop

Respondent: Lavoie Michael

Parcel ID Number: 17-20-28-7424-06-560

NOTICES:

1. April 25, 2022 Warning Notice mailed
2. July 28, 2022 Notice of Hearing mailed certified.
3. July 28, 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:

Extended driveway apron without a building permit.

Corrective Action:

Obtain a building permit.

Notes:

Last inspection 8/12/22.

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 (August 31, 2022), or a fine of \$500.00 per day will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00219

Code Officer: Bernard Jeanty

Address of Property: W Lester Road

Respondent: Rock Springs Estates LLC

Parcel ID Number: 28-20-28-0000-00-103

NOTICES:

1. May 16, 2022 Warning Notice mailed
2. July 28, 2022 Notice of Hearing mailed certified.
3. July 28, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 5, Section 5.10.4.A: No sign shall be erected without a permit.

Violations:

Having builder signs on a vacant property.

Corrective Action:

Obtain a permit for the signs or remove them.

Notes:

Last inspection 8/12/22.

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 (August 31, 2022), or a fine of \$500.00 per day will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00160

Code Officer: Bernard Jeanty

Address of Property: 1330 Lexington Parkway

Respondent: Elder Calvin Jerome & Elder Gwendolyn Williams

Parcel ID Number: 32-20-28-5818-00-440

NOTICES:

1. April 9, 2022 Warning Notice mailed
2. July 28, 2022 Notice of Hearing mailed certified.
3. July 28, 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 304.7: Roofs and drainage Shall be maintained in good repair

Violations:

Roof is leaking and has tarp on it.

Corrective Action:

Repair the roof and remove the tarp.

Notes:

Last inspection 8/12/22.

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 (August 31, 2022), or a fine of \$500.00 per day will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00337

Code Officer: Bernard Jeanty

Address of Property: 595 N Lake Avenue

Respondent: Zurbola Steve J

Parcel ID Number: 04-21-28-0202-01-120

NOTICES:

1. June 20, 2022 Warning Notice mailed
2. July 28, 2022 Notice of Hearing mailed certified.
3. July 28, 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 5.5.4.1: Fences and walls and associated landscaping shall be maintained in good repair and a safe, and attractive condition.

Violations:

High grass and weeds. Overgrowth of vegetation on the house and the fence. The fence is in disrepair.

Corrective Action:

Mow overgrowth of grass and weeds. Remove overgrowth of vegetation on the fence and the house. Repair the fence.

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 (August 31, 2022), or a fine of \$500 per day will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00278

Code Officer: Bernard Jeanty

Address of Property: 1951 Hermit Smith Road

Respondent: 654 Ventures Inc.

Parcel ID Number: 36-20-27-0000-00-059

NOTICES:

1. April 27, 2022 Warning Notice mailed.
2. July 29, 2022 Notice of Hearing mailed certified.
3. July 29, 2022 Notice of Hearing posted at City Hall and on property.
4. August 12, 2022 Final 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 302.4: Property having high grass and weeds.
2. Chapter 3 Section 304.1: The exterior of a structure shall be maintained in good repair, Structurally sound.

Violations:

Siding on the mobile home is in disrepair. High grass and weeds.

Corrective Action:

Cease open and outside storage and remove all items/ Obtain permits for the structure and the chickens.
Repair the fence.

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 (September 15, 2022), or a fine of \$500 per day will begin on the 31st day (September 16, 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: August 16, 2022

Case Number: 22-00382

Code Officer: Bernard Jeanty

Address of Property: 700 Vick Road

Respondent: Center of Faith Church Inc.

Parcel ID Number: 04-21-28-0000-00-027

NOTICES:

1. June 29, 2022 Warning Notice mailed
2. July 28, 2022 Notice of Hearing mailed certified.
3. July 28, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 5, Section 5.10.6.B.8: Wind signs, such as banners, ribbons, pennants, spinners, streamers, or any other object or material that moves because of the wind, are prohibited.
2. Article 5, Section 5.10.10: Temporary signs are those that are used for a limited time and are not permanently mounted, such as but not limited to, political signs, sales and special events Section. 2.5.4.B: Sign permit and the standards of this section of the LDC.

Violations:

Having a banner on the property. Free standing signs.

Corrective Action:

Remove the banner from the property. Remove the free-standing signs

Notes:

Last inspection 8/12/22. On 7/23/22, I spoke to the pastor of the church and explained the violations.

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 7 days (August 23, 2022), or a fine of \$500.00 per day will begin on the 8th day (August 24, 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: August 16, 2022

Case Number: 22-00189

Code Officer: Bernard Jeanty

Address of Property: 579 Ryan Avenue

Respondent: Rivera Jose Antonio

Parcel ID Number: 04-21-28-0202-02-100

NOTICES:

1. April 27, 2022 Warning Notice mailed
2. July 28, 2022 Notice of Hearing mailed certified.
3. July 28, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

- 1 Article 4, Section 4.3.2B: Open and outside storage is not permitted in a residential zone.

Violations:

Using the carport as a storage unit.

Corrective Action:

Cease using the carport as a storage unit and remove all items.

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 (August 31, 2022), or a fine of \$500 per day will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00191

Code Officer: Bernard Jeanty

Address of Property: 588 Ryan Avenue

Respondent: Jordan Dale, Jordan Bonnie, & Delagarza Karry Jordan

Parcel ID Number: 04-21-28-0202-01-140

NOTICES:

1. April 27, 2022 Warning Notice mailed.
2. July 29, 2022 Notice of Hearing mailed certified.
3. July 29, 2022 Notice of Hearing posted at City Hall and on property.
4. August 12, 2022 Final Inspection.

SUMMARY:

Apopka Municipal Code (AMC)

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

Land Development Code (LDC)

1. Article 4, Section 4.3.2.B: Open and outside storage not permitted in a Residential Zoning.
2. Article 4, Section 4.2.3.C.1.h: Backyard Chickens. Subject to the following standards and condition, chickens shall be permitted to be raised or kept only on a lot or parcel with a single-family detached residence or mobile home, upon the issuance of a backyard chicken permit and a payment of an administrative fee as established by resolution of the City Council
3. Article 5, Section 5.5.4.1: Fences and walls shall be maintained in good repair.

Violations:

Open and outside storage. Fence in disrepair. Erected a structure without a permit. Having chickens without a permit.

Corrective Action:

Cease open and outside storage and remove all items/ Obtain permits for the structure and the chickens. Repair the fence.

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 (September 15, 2022), or a fine of \$500 per day will begin on the 31st day (September 16, 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: August 16, 2022

Case Number: 22-00241

Code Officer: Bernard Jeanty

Address of Property: 326 W Ponkan Road

Respondent: Ponkan Reserve South LLC

Parcel ID Number: 28-20-28-0000-00-062

NOTICES:

1. May 24, 2022 Warning Notice mailed
2. July 28, 2022 Notice of Hearing mailed certified.
3. July 28, 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, thrash, and debris.

Land Development Code (LDC)

1. Article 4, Section 4.2.2.C: Unpermitted use in any Residential Zone.

Violations:

Having transient camps. Junk and trash.

Corrective Action:

Cease using property as a homeless shelter and remove junk and trash from the property.

Notes:

Last inspection was conducted on 8/12/22.

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 (August 31, 2022), or a fine of \$1,000 per day will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00186

Code Officer: Bernard Jeanty

Address of Property: 540 Ryan Avenue

Respondent: Yates Phillip Edward Jr & Little Gwendolyn K

Parcel ID Number: 04-21-28-0202-01-200

NOTICES:

1. April 26, 2022 Warning Notice mailed
2. July 28, 2022 Notice of Hearing mailed certified.
3. July 28, 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.
2. Chapter 3, Section 304.7: Roofs and drainage. The roof and flashing shall be in good repair.

Land Development Code (LDC)

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

Violations:

Open and outside storage. Junk and trash Soffit have rotten wood

Corrective Action:

Remove junk and trash. Cease open and outside storage and remove all items. Repair the soffit

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 (August 31, 2022), or a fine of \$500 per day will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00248

Code Officer: Chris Smith

Address of Property: 705 S CHRISTIANA AVENUE

Respondent: JOSE R VAZQUEZ

Parcel ID Number: 10-21-28-1254-00-080

NOTICES:

1. May 25, 2022 Warning Notice mailed.
2. July 15, 2022 Notice of Hearing mailed certified.
3. July 15, 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 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.

Violations:

High grass and weeds, siding of property is in disrepair around the chimney. Property owner is deceased (per complainant) and property is vacant.

Corrective Action:

Mow all overgrowth in front/side yard. Repair or replace damaged/deteriorating wood/exterior surface around top/sides of chimney and left side of house behind air conditioner unit. Also, clean mold/mildew off the exterior of the house.

Notes:

I have not had any contact with the owner or representative of this property. The grass was cut/mowed, but the area around roof/chimney is still deteriorating.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (August 31, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (September 1, 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: August 16, 2022

Case Number: 22-00259

Code Officer: Chris Smith

Address of Property: 512 MASON AVENUE

Respondent: HANCOCK MELISSA LYNN & CALERO CARMELO JR

Parcel ID Number: 10-21-28-1572-00-080

NOTICES:

1. June 2, 2022 Warning Notice mailed.
2. July 15, 2022 Notice of Hearing mailed certified.
3. July 15, 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 304.5: Foundation walls shall be maintained free from open cracks and breaks.
3. Chapter 3, Section 304.7: Roofs, roof drains, rain gutters, and downspouts shall be maintained in good repair and free from obstructions.

Violations:

Overgrown property and a vehicle parked in the front yard. The house has damaged siding and gutter. There is mildew on the exterior of the house.

Corrective Action:

Cut/mow the overgrown property, including on the west side of your fence to the road (McGee Ave). Park vehicles in the driveway, not the yard. Properly repair the exterior siding and gutter on the house. Clean off all mildew from the exterior of the house. Keep property maintained.

Notes:

I have not had any contact with the owner. I called the owner and left her a voicemail, but have not spoke to her. The grass is still high and the car is still parking in grass in front yard. The damage to the gutter and siding is there.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (August 31, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (September 1, 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.