

**CITY OF MOUNT DORA, FLORIDA
CODE COMPLIANCE
VS.
FLORIDA TELEPHONE LLC**

CASE NO. 2024-0006: STOP WORK ORDER FOR UNSAFE/LIMITED ENTRY
OF BUILDING DUE TO VEHICLE DAMAGE TO CMU WALL, ENGINEER
ANALYSIS REQUIRED FOR WALL, FOUNDATION AND COLUMN WITHOUT A PERMIT



Case Brief

Code Case #E2024-0006


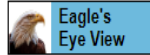



Property Address	311 E. 5 th Avenue, Mount Dora, FL 32757
Property Owner	Florida Telephone Corp
Property Owner Mailing Address	1025 Eldorado Blvd. Broomfield, CO 80021
Complaint	Stop work order for unsafe unsafe/limited entry of building due to vehicle damage to CMU wall. Engineer analysis required for wall, foundation and column.
Code Section Cited	<p>Sec. 26-93. - Occupancy of building. No building, dwelling, or dwelling unit which has been condemned and placarded as unsafe or unfit for human habitation shall again be used for human habitation until approval is secured from and the placard is removed by the enforcement officer. Further, the parcel of property upon which a structure which has been condemned and placarded as unsafe or unfit for human habitation shall not be used or occupied by any person until approval is secured and the placard is removed by the enforcement officer. The enforcement officer shall remove such placard wherever the defect upon which the condemnation and placarding action was based have been eliminated.</p> <p>Section [A] 116.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.</p>
Respondent/s notified	Yes
Case Commencement	Building Inspector, Michael Wieland
Stop Work Order	November 30, 2023
Notice of Hearing	March 22, 2024
Recommendation	Building Division recommends owner apply and obtain necessary building permit

Property Information- Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- ☑ MAIN
- ☑ PROPERTY SEARCH
- ☑ MAP SEARCH
- ☑ SALES SEARCH
- ☑ EXEMPTIONS
- ☑ TAX ESTIMATOR
- ☑ FORMS
- ☑ ADDRESS CHANGE
- ☑ LINKS
- ☑ TAX ROLL DATA
- ☑ VALUE ADJ. BOARD
- ☑ BILL OF RIGHTS
- ☑ ACCESSIBILITY
- ☑ RECORDS CUSTODIAN
- ☑ BUDGET
- ☑ EMPLOYMENT
- ☑ REPORT FRAUD
- ☑ CONTACT US
- ☑ OUR OFFICE
- ☑ SITE NOTICE

PROPERTY RECORD CARD

General Information

Name:	FLORIDA TELEPHONE CORP	Alternate Key:	1472440
Mailing Address:	1025 ELDORADO BLVD BROOMFIELD, CO 80021 Update Mailing Address	Parcel Number:	29-19-27-1300-000-02901
Property Location:	311 E 5TH AVE MOUNT DORA FL, 32757	Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Name:	-- Submit Property Name	School Information:	
		School Locator & Bus Stop Map School Boundary Maps	
Property Description:	MOUNT DORA, GULLER'S HOMESTEAD W 102.65 FT OF LOT 29 PB 3 PG 43		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	UTILITY (9100)	0	0		28016.000	Square Feet	\$224,128.00	\$224,128.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)



Timeline

Date	Event
November 26, 2023	Field inspection by Building Division observed an unsafe structure and conditions and a Stop Work Order was generated. Due to a vehicle vs structure, the exterior wall has been compromised and needs repair. Material of wall is Concrete Masonry Unit (CMU). Engineer will need to evaluate damage and plan for repair. Their analysis is to include the wall, the column and the foundation.
November 30, 2023	Mailed 'Notice of Unsafe Condition' to the property owner and to obtain a permit.
December 6, 2023	Notice posted of "Unsafe Limited Entry" on property.
January 22, 2024	Magistrate Letter/Second Notice mailed to property owner.
February 9, 2024	Case Forwarded to Code Compliance
February 12, 2024	Notice of Violation mailed to property owner certified.
March 22, 2024	Notice of Hearing mailed to property owner certified.

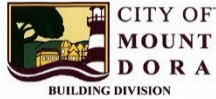
Field Inspection Photos: November 26, 2023



Field Inspection Photos: November 26, 2023



Notice of Unsafe Condition: Mailed to Property Owner November 30, 2023



Building Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmoundora.com

NOTICE TO OWNER *UNSAFE STRUCTURE*

November 30, 2023

Florida Telephone Corp
1025 Eldorado Blvd
Broomfield, CO 80021

RE: Unsafe Structure at 311 E 5th Avenue

Dear Owner:

The Building Division was notified on 11/26/2023, that the site at 311 E 5th Avenue was damage due to a vehicle hitting the building. Please see attached report.

An application for a permit to either repair or demolish the structure must be submitted within 15 days. Failure to secure the structure and apply for the appropriate permit will result in this report being forwarded to Code Enforcement for further action.

Should you have any questions, please feel free to contact us at (352) 735 7115.

Sincerely,

Michael Wieland
Building Official/Fire Marshal



AFFIDAVIT OF MAILING
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 311 E 5th Ave.

Name: Stacey Hart being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
311 E 5th Ave. Mount Dora, Florida, by the following method:

FIRST-CLASS MAIL:

That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 30 day of November 2023, at 11:00 am/pm

Building Official
Deputy Building Official
Permit Technician

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 1 day of December, 2023, by Stacey Hart, who [] is personally known to me or [] produced as identification.

SEAL:



Signature of Notary



AFFIDAVIT OF POSTING
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 311 E 5th Avenue

Name: Christine Mance being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
311 E 5th Avenue Mount Dora, Florida, by the following method:

POSTING:

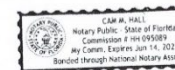
I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 1st day of December, 2023", also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:02 am/pm

Christine Mance
Building Official
Deputy Building Official
Building Inspector

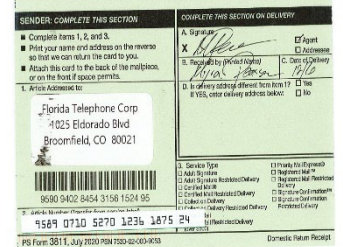
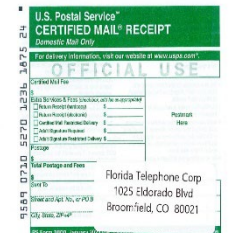
STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 1st day of December, 2023, by Christine Mance, who [] is personally known to me or [] produced as identification.

SEAL:

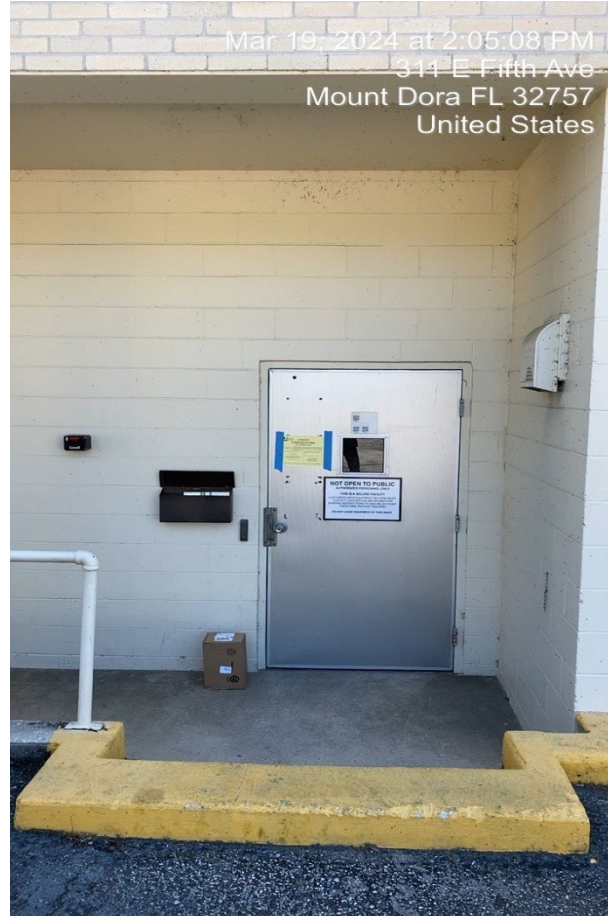
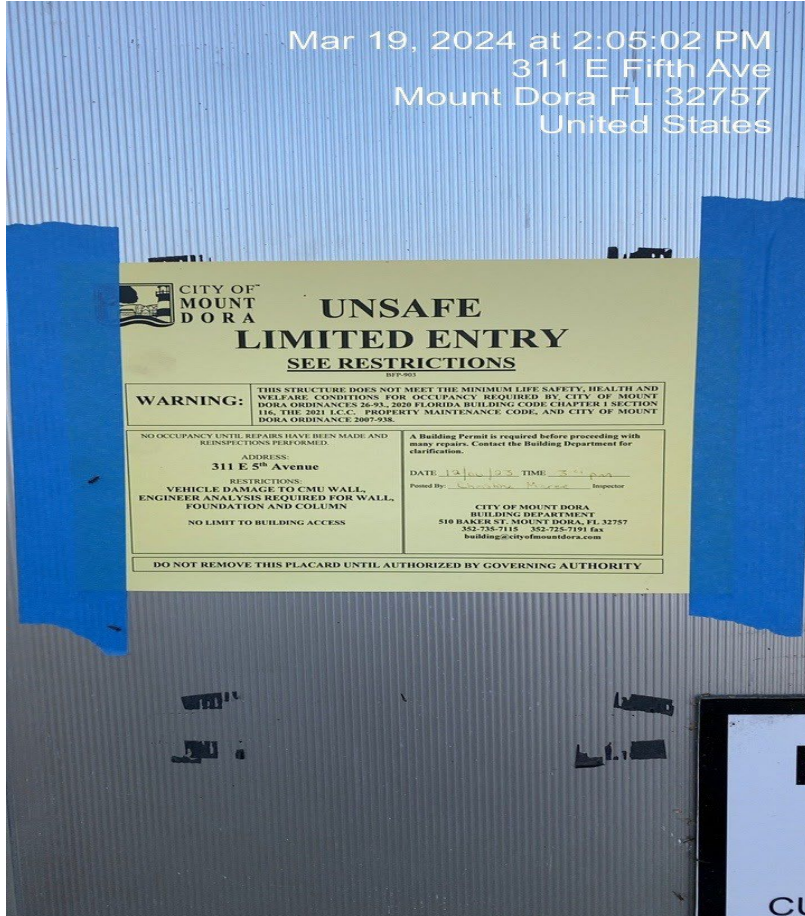


Signature of Notary



Notice of Unsafe Condition

December 6, 2023 – Property Posted



State of Florida, County of Lake

Re: Property Address 311 E 5th Avenue

Name: Christine Mace being first duly affirmed, deposes and says:

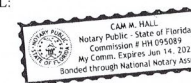
- That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
- That I observed the following:
 Work without a permit
 Unsafe conditions
- Photograph evidence was obtained at the following location:
311 E 5th Avenue Mount Dora, Florida.
- Date Photos Obtained 12/06/23 at 3:02 pm

Christine Mace
Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

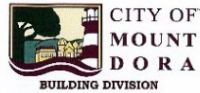
Sworn to (or affirmed) and subscribed before me by physical presence or online notarization, this 6th day of December, 2023, by Christine Mace, who is personally known to me or produced as identification.

SEAL:



Cam W. Hall
Signature of Notary

Magistrate Letter of Unsafe Condition: Mailed January 22, 2024



Building Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmoundora.com

01/22/2024

FLORIDA TELEPHONE CORP
1025 ELDORADO BLVD
BROOMFIELD, CO 80021

RE: UNSAFE, 311 E 5TH AVE

An UNSAFE was placed at your property regarding the information listed below:

UNSAFE date: 11/30/23
Work cited: VEHICLE DAMAGE TO CMU WALL, ENGINEER ANALYSIS
REQUIRED FOR WALL, FOUNDATION AND COLUMN

At this time, your UNSAFE has not been remedied. The next action regarding this issue is a magistrate hearing. You will receive another letter informing you of the date and time of your hearing with the City of Mount Dora Magistrate.

If you have any questions, please contact our office at (352) 735-7115 or building@cityofmoundora.com.

Michael Wieland, Building Official
City of Mount Dora
Building Division

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Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ _____
Certified Mail Package & Postage (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

7023 1970 0001 9650 4695

FLORIDA TELEPHONE CORP
1025 ELDORADO BLVD
BROOMFIELD, CO 80021

PS Form 3840, April 2015 PSN 7530-02-000-8003 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return this card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
FLORIDA TELEPHONE CORP
1025 ELDORADO BLVD
BROOMFIELD, CO 80021

9590 9402 8454 3156 1513 82

7023 1970 0001 9650 4695

PS Form 3811, July 2020 PSN 7530-02-000-8003 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery *1/22/24*

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Restricted Delivery

Code Compliance: Notice of Violation Mailed Certified – February 12, 2024

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.)
)
Florida Telephone Corp.)
)
)
Defendants)

CASE NO: 2024-0006

NOTICE OF VIOLATION

TO:
Florida Telephone Corp.
1025 Eldorado Blvd.
Broomfield, CO 80021

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at 311 E 5th Ave., Mount Dora, Florida 32757, that were caused by a traffic vehicle accident. The unsafe structure having damage to the structure making the building uninhabitable as required by the following City of Mount Dora Code of Ordinances:

Alternate Key No.: 1472440

The regulation giving rise to the violation is as follows:

Sec. 26-93. - Occupancy of building. No building, dwelling, or dwelling unit which has been condemned and placarded as unsafe or unfit for human habitation shall again be used for human habitation until approval is secured from and the placard is removed by the enforcement officer. Further, the parcel of property upon which a structure which has been condemned and placarded as unsafe or unfit for human habitation shall not be used or occupied by any person until approval is secured and the placard is removed by the enforcement officer. The enforcement officer shall remove such placard wherever the defect upon which the condemnation and placarding action was based have been eliminated.

(Code 1995, § 54.440; Ord. No. 2010-11, § 2, 8-3-2010)

Please correct the violation by applying for and obtaining the proper building permits to repair the building. To avoid further code enforcement actions against the property

please correct the current violations no later than March 22, 2024 as noted. Thank you in advance for your cooperation in this matter.

To apply for the permit please get in touch with the Building Department. They can be reached at (352) 735-7115 or at building@cityofmoundora.com.

If you have further questions or concerns regarding Code Compliance, please call (352) 735-7112 ext. 1705 or email us at plandes@cityofmoundora.com.

Photos attached.


Adam Sumner
Code Compliance Manager
City of Mount Dora, Florida

7017 3380 0001 1485 2437

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at usps.com

OFFICIAL

Certified Mail Fee
\$

Extra Services & Fees (check box)
 Return Receipt (hardcopy)
 Return Receipt (electronic)
 Certified Mail Restricted
 Adult Signature Required
 Adult Signature Required - Signature Confirmation

Postage
\$

Postmark Here

Florida Telephone Corp.
1025 Eldorado Blvd.
Broomfield, CO 80021

Street No.
City, State

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Code Compliance: Notice of Hearing Mailed Certified – March 22, 2024

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.)
)
CASE NO: E2024-0006)
)
FLORIDA TELEPHONE CORP)
1025 ELDORADO BLVD)
BROOMFIELD, CO 80021)
)
)
Defendant)

NOTICE OF HEARING

TO:
FLORIDA TELEPHONE CORP
1025 ELDORADO BLVD
BROOMFIELD, CO 80021

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at **311 E 5TH AVENUE, Mount Dora, Florida 32757**, Alternate Key No.: **1472440**; Parcel No.: **29-19-27-1300-000-02901** that were caused by **FLORIDA TELEPHONE CORP**, for **Unsafe/No Occupancy/No Entry** as required by the following City of Mount Dora Code of Ordinances:

The regulation giving rise to the violation is as follows:

Sec. 26-93. - Occupancy of building. No building, dwelling, or dwelling unit which has been condemned and placarded as unsafe or unfit for human habitation shall again be used for human habitation until approval is secured from and the placard is removed by the enforcement officer. Further, the parcel of property upon which a structure which has been condemned and placarded as unsafe or unfit for human habitation shall not be used or occupied by any person until approval is secured and the placard is removed by the enforcement officer. The enforcement officer shall remove such placard wherever the defect upon which the condemnation and placarding action was based have been eliminated.

(Code 1995, § 54.440; Ord. No. 2010-11, § 2, 8-3-2010)

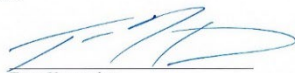
Section [A] 116.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

YOU ARE NOTIFIED that pursuant to Florida Statutes, Section 162.23, a hearing before the Code Enforcement Special Magistrate has been scheduled regarding your violation of the aforementioned City Code on that property located at **311 E. 5th Avenue, Mount Dora, Florida 32757**. **The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on the April 11th, 2024 hearing or as soon thereafter as can be heard, in the boardroom at City Hall, 510 North Baker Street, Mount Dora, Florida.**

This hearing will be held even if the violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Enforcement Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Merry Lovern no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 22nd day of March, 2024.


Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida

State of Florida
County of Lake

Re: Case No. E2024-0006

Tarra Hernandez being first duly affirmed, deposes and says:

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
____ Notice of Code Violation
 Notice of Hearing
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
311 E 5th Avenue, Mount Dora, Florida, 32757 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

- That on the ____ day of _____ at ____ o'clock PM ____, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____ or _____
- That on the ____ day of _____, 20__, at ____ o'clock P. M., I personally served the papers by leaving the above-described papers at the violator(s) usual place of business.

POSTING & FIRST-CLASS MAIL:

- a.) That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 22nd day of March, 2024, at 12:00 o'clock P.M.,
- I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 3rd day of November 2020 __", also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 4:00 p.m. ____ o'clock.

Further affiant saith not.

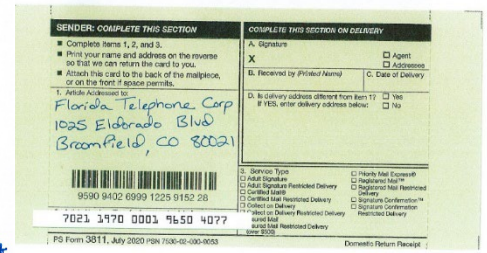

Tarra Hernandez
Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this 3/22/24 by March-Tara Hernandez
(Date)

who is personally known to me and who took an oath.


CHARITY MICHELLE DANIELS
Notary Public
State of Florida
Comm# H4276569
Expires 6/30/2026

Notary Public Signature
Commission No. H4276569
charity michelle daniels
Name of Notary Typed, Printed, or Stamped



Code Compliance: Notice of Hearing Posted March 29th, 2024

AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida

State of Florida
County of Lake

Re: Case No. 2024-0066

Tarra Hernandez being first duly affirmed, deposes and says:

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Notice of Code Violation
 Notice of Hearing
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
311 E 5th Avenue, Mount Dora, Florida 32757 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the _____ day of _____, 2024, at _____ o'clock _____ P.M., I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____; or


b.) That on the _____ day of _____, 2024, at _____ o'clock _____ P.M., I personally served the papers by leaving the above-described papers at the violator(s) usual place of business.

POSTING & FIRST-CLASS MAIL:

a.) That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 22nd of March, 2024, at 12:00 o'clock P.M.

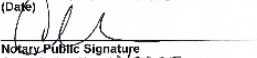
b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 29th day of March 2024," also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 12:00 p.m. o'clock.

Further affiant saith not.

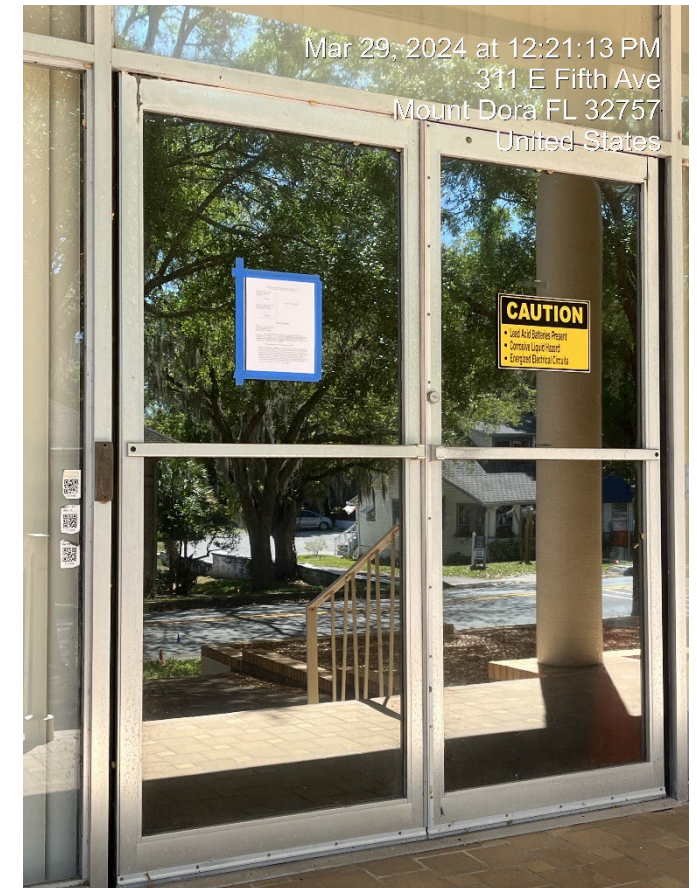
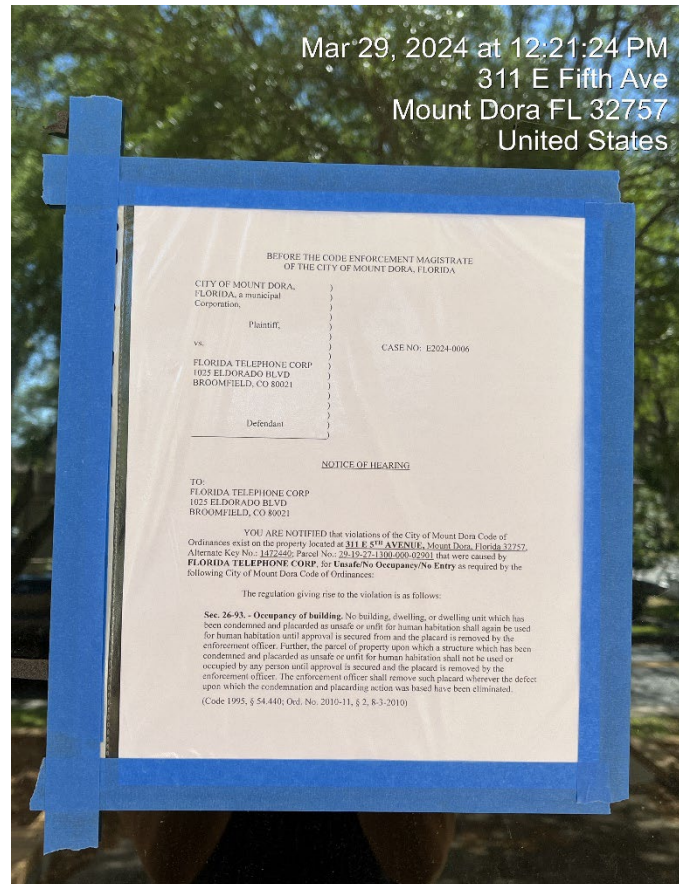

 Tarra Hernandez
 Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this 3/29/2024 by Tarra Hernandez
 (Date)

who is personally known to me and who took an oath.


 Notary Public Signature
 Commission No. 1072025
 (Date) 03/29/2025
 Name of Notary Typed, Printed, or Stamped

CAITHERINE HUBBARD
 Commission # BR 183148
 Expires October 7, 2026
 bonded thru Fair Insurance 330-285-7018



Building Division Recommendation

- Building Division recommends the owner apply for and obtain a building permit within 30 days of this hearing date of April 11th, 2024.
- If the issuance of a permit has not been obtained the Building Division recommends assessing a fine on the property for \$250.00 a day until compliance is met.

Code Section(s) Cited

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted.: (a) *Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

FBC Section (A) 116.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

Section 26-93. - Occupancy of building. No building, dwelling, or dwelling unit which has been condemned and placarded as unsafe or unfit for human habitation shall again be used for human habitation until approval is secured from and the placard is removed by the enforcement officer. Further, the parcel of property upon which a structure which has been condemned and placarded as unsafe or unfit for human habitation shall not be used or occupied by any person until approval is secured and the placard is removed by the enforcement officer. The enforcement officer shall remove such placard wherever the defect upon which the condemnation and placarding action was based have been eliminated.

FBC-Existing Definitions: Unsafe. Buildings, structures or equipment that are insanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of dangerous, or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

**CITY OF MOUNT DORA, FLORIDA
CODE COMPLIANCE
VS.
FRANCIS TERRY LEE**

CASE NO. 2024-0008: STOP WORK ORDER FOR INTERIOR DEMOLITION
TO INCLUDE; PLUMBING, HVAC, ELECTRICAL, ETC. WITHOUT A PERMIT.



Case Brief

Code Case #E2024-0008	
Property Address	338 S. Rhodes Street. Mount Dora, FL 32757
Property Owner	Francis Terry Lee
Property Owner Mailing Address	1211 E. Liberty Avenue. Mount Dora, FL 32757
Complaint	Stop work order for interior demolition to include; plumbing, HVAC, electrical, etc. without permit.
Code Section Cited	F.S. 553.79 (adopts FBC), Code of Ordinances Sec 10-1(a), FBC-Building 105.1, requires property owners to obtain Building Permits for regulated work. Section 105.1 Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
Respondent/s notified	Yes
Case Commencement	Building Inspector, Robert Harper
Stop Work Order	November 29, 2023
Notice of Hearing	March 22, 2024
Recommendation	Building Division recommends owner apply and obtain necessary building permit

Property Information- Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

Name:	FRANCIS TERRY LEE	Alternate Key:	1667372
Mailing Address:	1211 E LIBERTY AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	32-19-27-1800-00B-03500
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	338 S RHODES ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, OAKWOOD LOT 35, W 32.67 FT OF LOT 36, BLK B PB 5 PG 20 ORB 2740 PG 674		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	83	100		8300.000	FD	\$65,922.00	\$65,922.00

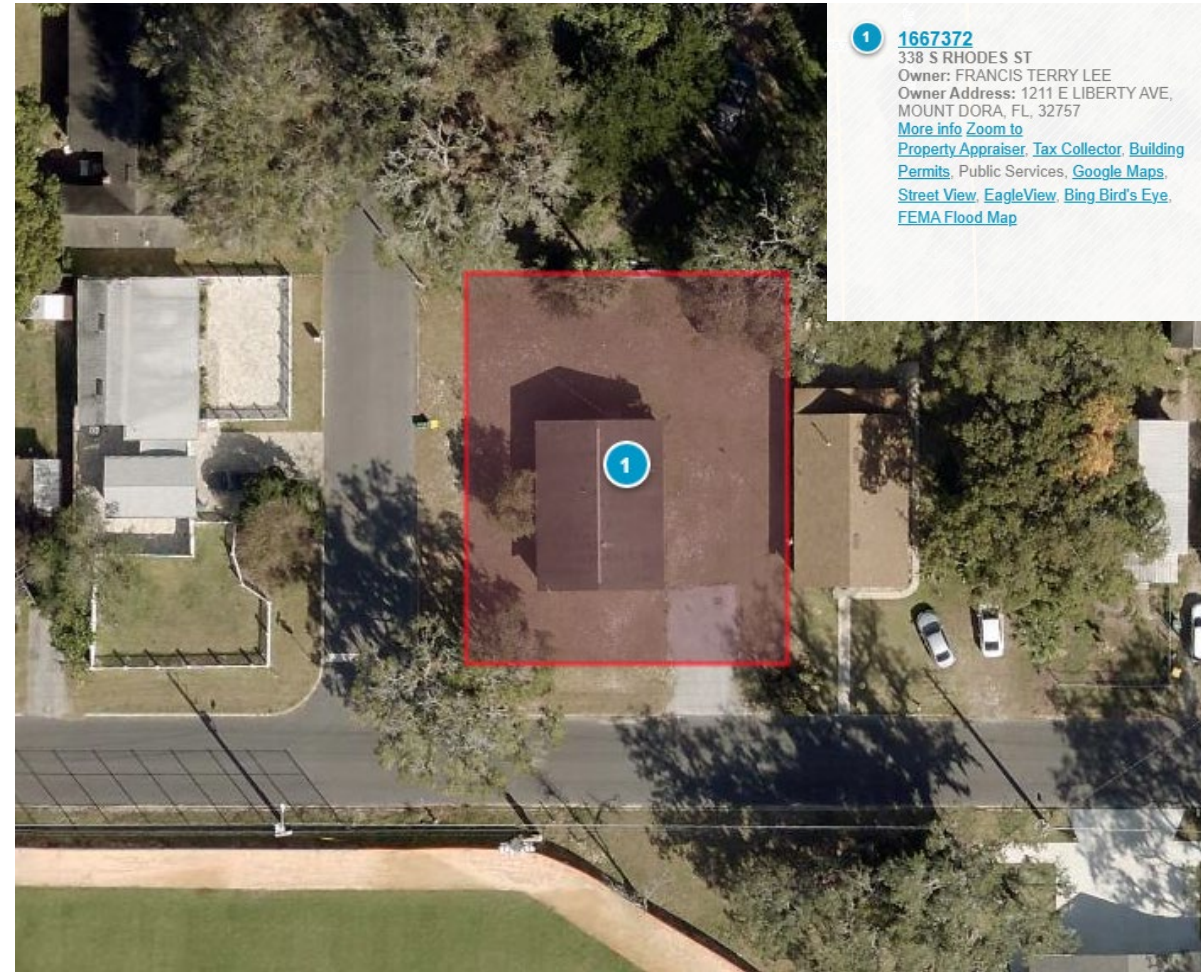
[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$53,791.00
-------------	-----------------------------



1 1667372
 338 S RHODES ST
 Owner: FRANCIS TERRY LEE
 Owner Address: 1211 E LIBERTY AVE,
 MOUNT DORA, FL, 32757
[More info](#) [Zoom to](#)
[Property Appraiser](#) [Tax Collector](#) [Building Permits](#) [Public Services](#) [Google Maps](#)
[Street View](#) [EagleView](#) [Bing Bird's Eye](#)
[FEMA Flood Map](#)

- MAIN
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- RECORDS CUSTODIAN
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE
- SITE NOTICE



Timeline

Date	Event
November 29, 2023	Field inspection by Building Division observed interior demolition of plumbing, HVAC and electrical. A Stop Work Order was generated due to no building permit being issued or obtained. Notice posted and mailed to the property owner.
January 22, 2024	Mailed second 'Notice of Stop Work Order' to Property Owner
February 9, 2024	Case Forwarded to Code Compliance.
February 12, 2024	Notice of Violation mailed to property owner certified.
March 22, 2024	Notice of Hearing mailed to property owner certified.

Field Inspection Photos: November 28, 2023



Notice of Stop Work Order

Property Posted - November 29, 2023



STOP WORK ORDER

Florida Building Code 115.1, Florida State Statute 553.79(1)(a), Code of Ordinances 10.1 Authority: Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

This structure has been inspected and is not acceptable for one or more of the following reasons:

- No Building Permit/Work being performed outside scope of permit.
 - Unlicensed Contractor
 - Construction
 - Plumbing
 - Mechanical
 - Electrical
 - Gas
 - Other: _____
- FBC Section 105.1
FL Statute 489.13
- | | | |
|------------|------------------------------|-------------------------------|
| Sec. _____ | <input type="checkbox"/> FBC | <input type="checkbox"/> FRC |
| Sec. _____ | <input type="checkbox"/> FBC | <input type="checkbox"/> FRC |
| Sec. _____ | <input type="checkbox"/> FBC | <input type="checkbox"/> FRC |
| Sec. _____ | <input type="checkbox"/> FBC | <input type="checkbox"/> FRC |
| Sec. _____ | <input type="checkbox"/> FBC | <input type="checkbox"/> FRGC |

Comments:

Interior demolition to include; pl, hvac, electrical, etc.

Photos Taken: YES NO

Please Contact the Building Department at building@cityofmoundora.com for Instructions.

Parcel ID: 32-19-27-1800-00B-03500

Address: 338 S RHODES ST

Date: 11/29/2023

Inspector: ROBERT HARPER

DO NOT REMOVE THIS NOTICE



AFFIDAVIT OF POSTING

City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 338 S Rhodes Street

Name: Richard Sanders being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
338 S Rhodes Street Mount Dora, Florida, by the following method:

POSTING:

I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 29 day of November, 2023." also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 2:37 am/pm.

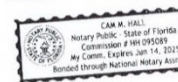



Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or [] online notarization, this 29 day of November, 2023, by Richard Sanders, who is personally known to me or [] produced as identification.

SEAL:





Signature of Notary

Notice of Stop Work Order Cont'd Property Posted - November 29, 2023



CITY OF MOUNT DORA
BUILDING DIVISION

PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake
Re: Property Address 338 S. Rhodes Street

Name: Robert Harper being first duly affirmed, deposes and says:

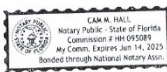
- That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
- That I observed the following:
 Work without a permit
 Unsafe conditions
- Photograph evidence was obtained at the following location:
338 S. Rhodes Street Mount Dora, Florida.
- Date Photos Obtained 11-29-23

Robert Harper
Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by [physical presence or [online notarization, this 29 day of November, 2023, by Robert Harper, who [is personally known to me or [] produced as identification.

SEAL: Cam Hall
Signature of Notary



Notice of Stop Work Order: Mailed to Property Owner November 29, 2023



510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
building@mountdora.gov

Notice of "Stop Work Order"

FRANCIS TERRY LEE
1211 E LIBERTY AVE
MOUNT DORA, FL 32757

Pursuant to the Florida Building Code, State Statute 553.79(1)(a), Code of Ordinances 10.1, Building 7th Ed Section 115.1 as adopted by the City of Mount Dora, Florida, a "Stop Work Order" has been duly posted at: **338 S RHODES ST** with the Parcel ID: 32-19-27-1800-00B-03500 , on 11/29/2023 .

Building Inspector Assigned: Robert Harper
Photographs Taken: Yes No
Permit #

Contractor:
Mailing Address:

REASON FOR ORDER – FBC 105.1 Building Permit Required:
Interior demolition to include; plumbing, hvac, electrical, etc. without permit.

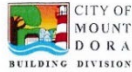
CITED WORK MAY RESUME: When proper permits have been obtained.
Additional Information:

CONTACT WITH THIS DEPARTMENT SHALL BE MADE WITHIN 15 DAYS RECEIPT OF THIS NOTICE OR THE CASE SHALL BE FORWARDED TO CODE ENFORCEMENT FOR FURTHER ACTION

BUILDING OFFICIAL: Michael Wieland

DATE: 11/29/2023

REVISED 03/10



AFFIDAVIT OF MAILING City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 338 S. Rhodes Street

Name: Cam M. Hall being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
338 S. Rhodes Street Mount Dora, Florida, by the following method:

FIRST-CLASS MAIL:

That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 29th day of November, 2023, at 12:00 am (pm)

Cam M. Hall
Building Official
Deputy Building Official
Permit Technician

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or online notarization, this 29 day of November, 2023, by Cam Hall, who is personally known to me or produced as identification.

SEAL:



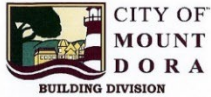
CHARITY MICHELLE DANIELS
Notary Public
State of Florida
Comm# HH276569
Expires 6/15/2026

Charity Michelle Daniels
Signature of Notary



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Signature <input type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) <u>Francis Terry Lee</u></p> <p>C. Date of Delivery <u>11-29-23</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>1. Article Addressed to: <u>Francis Terry Lee</u> <u>1211 E. Liberty Ave</u> <u>Mount Dora, FL 32757</u></p>		<p>3. Service Type <input checked="" type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>	
<p>2. Article Number (transfer from service label) 7021 1970 0001 9650 3575</p>		<p>4. Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>			

Magistrate Letter: Stop Work Order – Mailed to Property Owner January 22, 2024



Building Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmoundora.com

01/22/2024

FRANCIS TERRY LEE
1211 E LIBERTY AVE
MOUNT DORA, FL 32757

RE: Stop Work Order, 338 S RHODES ST

A Stop Work Order was placed at your property regarding the information listed below:

Stop Work Order date: 11/29/23
Work cited: Interior demolition to include; plumbing, mechanical, electrical, without permit

At this time, your Stop Work Order has not been remedied. The next action regarding this issue is a magistrate hearing. You will receive another letter informing you of the date and time of your hearing with the City of Mount Dora Magistrate.

If you have any questions, please contact our office at (352) 735-7115 or building@cityofmoundora.com.

Michael Wieland, Building Official
City of Mount Dora
Building Division

A U.S. Postal Service Certified Mail Receipt form (PS Form 3800) for a letter addressed to Terry Lee Francis at 1211 E Liberty Ave, Mount Dora, FL 32757. The form includes fields for recipient name, address, and zip code, and checkboxes for services like Return Receipt, Restricted Delivery, and Signature Restricted Delivery. A barcode is visible on the left side of the form.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$ _____

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Restricted \$ _____

Postage \$ _____

Postmark Here

TERRY LEE FRANCIS
1211 E LIBERTY AVE
MOUNT DORA, FL 32757

PS Form 3800, April 2015 PSN 7530-02-000-9016/ See Reverse for Instructions

Code Compliance: Notice of Violation Mailed Certified – February 12th, 2024

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

Francis, Terry Lee

Defendants

CASE NO: 2024-0008

NOTICE OF VIOLATION

TO:
Francis, Terry Lee
1211 E Liberty Ave.
Mount Dora, FL 32757

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at 338 S Rhodes St., Mount Dora, Florida 32757, that were caused by Francis, Terry Lee. The Stop Work Order as required by the following City of Mount Dora Code of Ordinances:

Alternate Key No.: 1667372

The regulation giving rise to the violation is as follows:


Sec. 105.1.- Building Permit Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Please correct the violation by applying for and obtaining the proper building permit for the interior demolition without a permit.

To avoid further code enforcement actions against the property please correct the current violations no later than March 22, 2024 as noted. Thank you in advance for your cooperation in this matter.

To apply for the permit please get in touch with the Building Department. They can be reached at (352) 735-7115 or at building@cityofmoundora.com.
If you have further questions or concerns regarding Code Compliance, please call (352) 735-7112 ext. 1705 or email us at plandev@cityofmoundora.com.

Photos attached.


Adam Sumner
Code Compliance Manager
City of Mount Dora, Florida

7017 3380 0001 1485 2451

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL

Certified Mail Fee
\$

Extra Services & Fees (check box, add to postage)

Return Receipt (hardcopy)
 Return Receipt (electronic)
 Certified Mail Restricted
 Adult Signature Required
 Adult Signature Restricted

Postage
\$

Terry Lee Francis
1211 E Liberty Ave.
Mount Dora, FL 32757

City, Sta.

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Code Compliance: Notice of Hearing Posted – March 29th, 2024

AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida

State of Florida
County of Lake

Re: Case No. 2024-0008

Tarra Hernandez being first duly affirmed, deposes and says:

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Notice of Code Violation
 Notice of Hearing
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
338 S Rhodes St, Florida 32757 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the ____ day of _____, 20____, at ____ o'clock ____ PM ____, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____; or


b.) That on the ____ day of _____, 20____, at ____ o'clock ____ P. M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of business.

POSTING & FIRST-CLASS MAIL:

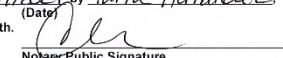
a.) That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 22nd of March, 2024, at 12:00 o'clock P.M.,

b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 29th day of March 2024.", also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 12:00 p.m. ____ o'clock.

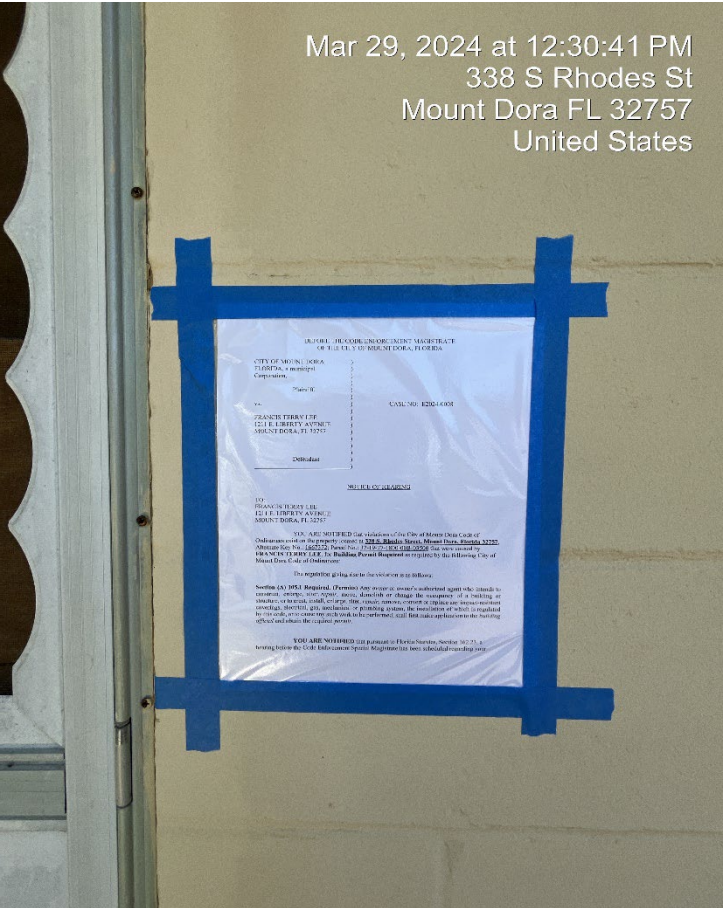
Further affiant saith not.


Tarra Hernandez
Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this 3/29/2024 by Tarra Hernandez
(Date)
who is personally known to me and who took an oath.


Notary Public Signature
Commission No. 1012025
Catherine Hutcheson
Name of Notary Typed, Printed, or Stamped

CATHERINE HUTCHESON
Commission # 1012025
Expires October 7, 2025
Bonded The Ever-Faith Insurance 900-395-7000



Building Division Recommendation

- Building Division recommends the owner apply for and obtain a building permit within 30 days of this hearing date of April 11th, 2024.
- If the issuance of a permit has not been obtained the Building Division recommends assessing a fine on the property for \$250.00 a day until compliance is met.

Code Section(s) Cited

F.S. 553.79 Permits; applications; issuance; inspections.—(1)(a) After the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency.

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted.: (a) *Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

Section 105.1 Florida Building Code (FBC) Building Permit Required. states that any owner or authorized representative who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

FBC-Existing Definitions: Unsafe. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of dangerous, or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

**CITY OF MOUNT DORA, FLORIDA
CODE COMPLIANCE
VS.
RENAISSANCE PROPERTY
HOLDINGS LLC**

CASE NO. 2024-0009: STOP WORK ORDER FOR INTERIOR RENOVATION
TO INCLUDE WINDOWS, ELECTRICAL, PLUMBING WITHOUT PERMITS.



Case Brief

Code Case #E2024-0009

Property Address	436 E 5 th Avenue, Mount Dora, FL 32757
Property Owner	Renaissance Property Holdings, LLC
Property Owner Mailing Address	1107 Robie Avenue, Mount Dora, FL 32757
Complaint	Stop work order for interior renovation to include, windows, electrical, and plumbing without permits.
Code Section Cited	F.S. 553.79(adopts FBC), Code of Ordinances Sec 10-1(a), FBC-Building 105.1, requires property owners to obtain Building Permits for regulated work. Section 105.1 Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
Respondent/s notified	Yes
Case Commencement	Building Inspector, John Abner
Stop Work Order	Primary SWO Date August 30, 2022 / New Owner SWO Date December 7, 2023
Notice of Hearing	March 22, 2024
Recommendation	Building Division recommends owner apply and obtain necessary building permit

Property Information- Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- MAIN
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- RECORDS CUSTODIAN
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE
- SITE NOTICE



PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

Name:	RENAISSANCE PROPERTY HOLDINGS LLC	Alternate Key:	1666490
Mailing Address:	1107 ROBIE AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	32-19-27-0900-000-00304
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
Property Location:	436 E 5TH AVE MOUNT DORA FL, 32757	Trash/Recycling/Water/Info:	My Public Services Map
		Property Name:	GERSON INSTITUTE Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, HOUGH PLAT BEG 50 FT W OF NE COR OF LOT 3, RUN W 57 FT, S 169 FT, E 107 FT, N 7 FT, W 50 FT, N 162 FT TO POB PB 3 PG 41 ORB 6204 PG 1570		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OFFICE 1 STORY (1700)	0	0		9983.000	Square Feet	\$132,874.00	\$132,874.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Commercial Building(s)

Building 1

Building Value: \$156,270.00



Initial Notification Prior to Change of Owner

August 30, 2022



STOP WORK ORDER

Florida Building Code IFS.1, Florida State Statute 553.79(1)(a), Code of Ordinances 10.1 Authority: Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

This structure has been inspected and is not acceptable for one or more of the following reasons:

- No Building Permit/Work being performed outside scope of permit.
 - Unlicensed Contractor
 - Construction
 - Plumbing
 - Mechanical
 - Electrical
 - Gas
 - Other: _____
- FBC Section 105.1
FL Statute 489.13
- Sec. _____ FBC FRC
- Sec. _____ FBC FRC
- Sec. _____ FBC FRC
- Sec. _____ FBC FRC
- Sec. _____ FBC FRGC

Comments:

Interior renovation
Windows
Electrical
Plumbing

Photos Taken: YES NO

Please Contact the Building Department at building@cityofmounddora.com for Instructions.

Parcel ID: 32-19-27-0900-000-00304

Address: 436 E 5TH AVE

Date: 08/30/2022

Inspector: John Abner

DO NOT REMOVE THIS NOTICE



Building & Fire Prevention Construction Services
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmounddora.com

Notice of "Stop Work Order"

GLAM OFFICE HOLDING LLC
436 E 5th Ave
MOUNT DORA, FL 32757

Pursuant to the Florida Building Code, Building 7th Ed Section 115.1 as adopted by the City of Mount Dora, Florida, a "Stop Worker Order" has been duly posted at: 436 E 5TH AVE with the Parcel ID: 32-19-27-0900-000-00304, on 08/30/2022.

Building Inspector Assigned: Michael Wieland
Photographs Taken: Yes No
Permit # N/A

Contractor: N/A
Mailing Address: N/A

REASON FOR ORDER: Interior Renovation; windows, electric, and plumbing without a permit.

CITED WORK MAY RESUME: When proper permits have been obtained.
Additional Information:

CONTACT WITH THIS DEPARTMENT SHALL BE MADE WITHIN 15 DAYS RECEIPT OF THIS NOTICE OR THE CASE SHALL BE FORWARDED TO CODE ENFORCEMENT FOR FURTHER ACTION

BUILDING OFFICIAL: Michael Wieland

DATE: 08/30/2022

REVISED 03/10

Initial Stop Work Order (SWO) was issued on the date of August 30, 2022. The property was posted with a SWO notice on October 3, 2022. A Second Notice/Magistrate Letter of SWO was mailed certified on October 11, 2022. The property was then mailed a certified Notice of Hearing on November 2, 2023 for the December 14th, 2022 Special Magistrate Hearing. The City of Mount Dora received the notice back marked as Return to Sender/Undeliverable/Unable to Forward on December 7th, 2023.

On that date, it was observed there was a new owner listed on Property Appraiser. It was noted in the file and a Stop Work Order was then reposted to the new owner on December 7th, 2023.

Timeline

Date	Event
December 7, 2023	Field inspection by Building Division observed interior renovation including windows, electrical and plumbing and a Stop Work Order was generated due to no building permit being issued or obtained. SWO Notice mailed to the property owner.
December 11, 2023	Stop Work Order posted to property
January 22, 2024	Mailed second 'Notice of Stop Work Order' to Property Owner
February 9, 2024	Case Forwarded to Code Compliance.
February 12, 2024	Notice of Violation mailed to property owner certified.
March 22, 2024	Notice of Hearing mailed to property owner certified.

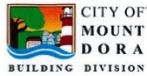
Field Inspection Photos: August 30, 2022



Field Inspection Photos: August 30, 2022



Notice of Stop Work Order: Mailed to New Property Owner - December 7, 2023



510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
building@mountdora.gov

Notice of "Stop Work Order"

RENAISSANCE PROPERTY HOLDINGS LLC
1107 Robie Ave
MOUNT DORA, FL 32756-1850

Pursuant to the Florida Building Code, State Statute 553.79(1)(a), Code of Ordinances 10.1, Building 7th Ed Section 115.1 as adopted by the City of Mount Dora, Florida, a "Stop Work Order" has been duly posted at: **436 E 5TH AVE** with the Parcel ID: 32-19-27-0900-000-00304 , on 12/07/2023 .

Building Inspector Assigned: Christine Maree
Photographs Taken: Yes No
Permit #

Contractor:
Mailing Address:

REASON FOR ORDER – FBC 105.1 Building Permit Required:
Interior renovation to include Windows, Electrical, Plumbing without permit

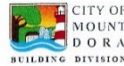
CITED WORK MAY RESUME: When proper permits have been obtained.
Additional Information:

CONTACT WITH THIS DEPARTMENT SHALL BE MADE WITHIN 15 DAYS RECEIPT OF THIS NOTICE OR THE CASE SHALL BE FORWARDED TO CODE ENFORCEMENT FOR FURTHER ACTION

BUILDING OFFICIAL: Michael Wieland

DATE: 12/07/2023

REVISED 03/10



AFFIDAVIT OF MAILING
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 436 E. 5th Ave.

Name: Stacey Hart being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.
- That I received the following described documents:
 - Stop Work Order
 - Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION: 436 E. 5th Ave. Mount Dora, Florida, by the following method:

FIRST-CLASS MAIL:

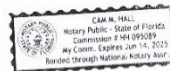
That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 7 day of December, 2023, at 12:00 am/pm


Building Official
Deputy Building Official
Permit Technician

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or online notarization, this 7th day of December, 2023, by Stacey Hart, who is personally known to me or produced as identification.

SEAL:

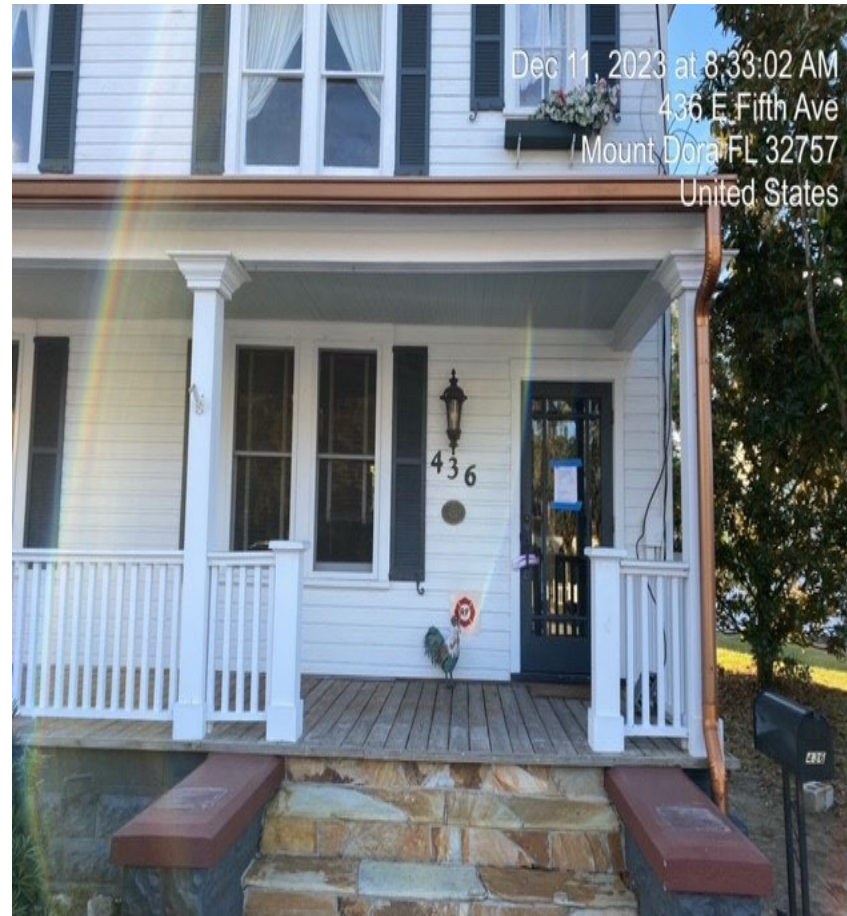
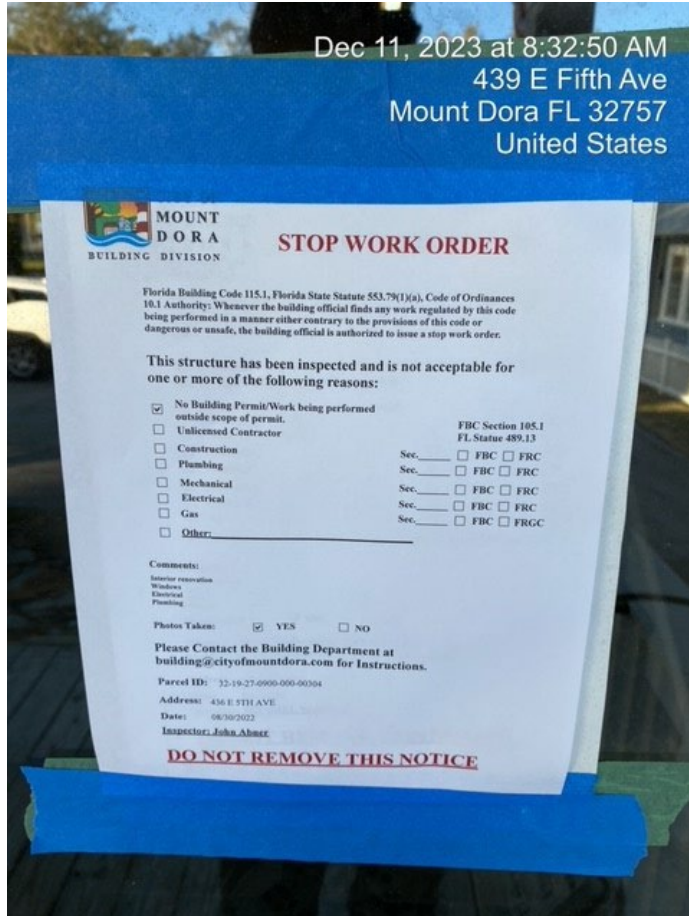



Signature of Notary



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return this card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>RENAISSANCE PROPERTY HOLDINGS LLC 1107 Robie Avenue MOUNT DORA, FL 32756-1850</p>	<p>3. Service Type <input type="checkbox"/> Registered Mail® <input type="checkbox"/> Registered Mail Restricted</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation™ Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>9590 9402 8454 3158 1517 02</p> <p>7569 0710 5270 1236 1901 42</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>

Notice of Stop Work Order Property Posted - December 11, 2023



AFFIDAVIT OF POSTING
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 436 E. 5th Ave.

Name: Christine Marce being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
436 E. 5th Ave. Mount Dora, Florida, by the following method:

POSTING:

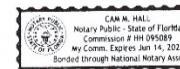
I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 11 day of December, 2023", also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 8:32 (am) pm.

Christine Marce
Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

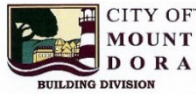
Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 11 day of December, 2023, by Christine Marce, who [] is personally known to me or [] produced as identification.

SEAL:



Cam M. Hall
Signature of Notary

Magistrate Letter: Stop Work Order – Mailed January 22, 2024



Building Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmountdora.com

01/22/2024

RENAISSANCE PROPERTY HOLDINGS LLC
1107 Robie Ave
MOUNT DORA, FL 32756-1850

RE: Stop Work Order, 436 E 5TH AVE

A Stop Work Order was placed at your property regarding the information listed below:

Stop Work Order date: 8/30/22
Work cited: Interior renovation, Windows, Electrical, Plumbing Without Permit

At this time, your Stop Work Order has not been remedied. The next action regarding this issue is a magistrate hearing. You will receive another letter informing you of the date and time of your hearing with the City of Mount Dora Magistrate.

If you have any questions, please contact our office at (352) 735-7115 or building@cityofmountdora.com.

Michael Wieland, Building Official
City of Mount Dora
Building Division

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Basic Restrictions & Fees (prices vary, see fee schedule on applicable)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$

Postmark
Here

RENAISSANCE PROP. HOLDINGS LLC
1107 Robie Ave
MOUNT DORA, FL 32756-1850

PS Form 3800, April 2015 (90-750) 01-000-9007 See Postnet for instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RENAISSANCE PROP. HOLDINGS LLC
1107 Robie Ave
MOUNT DORA, FL 32756-1850

9590 9402 8454 3156 1514 81

2. Article Number (Transfer from service label)

7021 1970 0001 9650 4794

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Code Compliance: Notice of Hearing Mailed Certified – March 22nd, 2024

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.)
)
RENAISSANCE PROPERTY)
HOLDINGS LLC)
1107 ROBIE AVENUE)
MOUNT DORA, FL 32757)
)
)
Defendant)

CASE NO: F2024-0009

NOTICE OF HEARING

TO:
RENAISSANCE PROPERTY
HOLDINGS LLC
1107 ROBIE AVE
MOUNT DORA, FL 32757

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at **436 E. 5th Avenue, Mount Dora, Florida 32757**. Alternate Key No.: 1666490; Parcel No.: 32-19-27-0900-000-00304 that were caused by **RENAISSANCE PROPERTY HOLDINGS LLC**, for **Building Permit Required** as required by the following City of Mount Dora Code of Ordinances:

The regulation giving rise to the violation is as follows:

Section (A) 105.1 Required. (Permits) Any owner or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

YOU ARE NOTIFIED that pursuant to Florida Statutes, Section 162.23, a hearing before the Code Enforcement Special Magistrate has been scheduled regarding your violation of the aforementioned City Code on that property located at **436 E. 5th Ave, Mount Dora, Florida 32757**. **The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on the April 11th, 2024 hearing or as soon thereafter as can be heard, in the boardroom at City Hall, 510 North Baker Street, Mount Dora, Florida.**

This hearing will be held even if the violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Enforcement Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Merry Lovern no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 22nd day of March, 2024.



Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida

State of Florida
County of Lake

Re: Case No. 2024-0009

Tarra Hernandez being first duly affirmed, deposes and says:

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
____ Notice of Code Violation
 Notice of Hearing
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
436 E 5th Avenue, Mount Dora, Florida 32757 by one or more of the following methods:

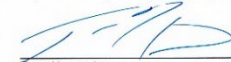
PERSONAL HAND DELIVERY SERVICE:

- That on the ____ day of _____, at ____ o'clock __PM__, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____; or
- That on the ____ day of _____, 20__, at ____ o'clock __P. M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of business.

POSTING & FIRST-CLASS MAIL

- That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 22nd of March, 2024, at 12:00 o'clock P.M.,
- I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 29th day of March 2024.", also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 12:00 p.m. ____ o'clock.

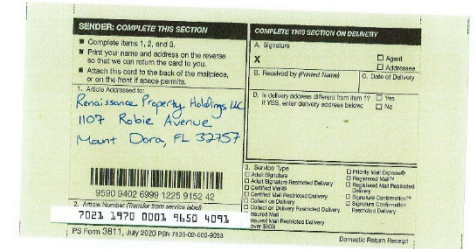
Further affiant saith not.



Tarra Hernandez
Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this 3/22/24 by Tarra Hernandez
(Date)
who is personally known to me and who took an oath.

Notary Public Signature
Commission No. 11676561
CHARITY MICHELLE DANIELS
Name of Notary Typed, Printed, or Stamped



Code Compliance: Notice of Hearing Posted to City Hall. Received Signed NOH Receipt. March 29th, 2024

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Ben Pauluhn</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>1. Article Addressed to: Renaissance Property Holdings LLC 1107 Robie Avenue Mount Dora, FL 32757</p> <p>9590 9402 6999 1225 9152 42</p> <p>2. Article Number (Transfer from service label) 7021 1970 0001 9650 4091</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt																

AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida

State of Florida
County of Lake

Re: Case No. 2024-0009

Tarra Hernandez being first duly affirmed, deposes and says:

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Notice of Code Violation
 Notice of Hearing
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
436 E 5th Avenue, Mount Dora, Florida 32757 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

____ a.) That on the ____ day of _____, ____ at ____ o'clock ____ P.M., I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____; or

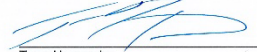
____ b.) That on the ____ day of _____, 20____, at ____ o'clock ____ P.M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of business.

POSTING & FIRST-CLASS MAIL:

____ a.) That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 22nd of March, 2024, at 12:00 o'clock P.M.

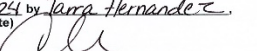
____ b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 29th day of March 2024." also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at ____:00 p.m. ____ o'clock.

Further affiant saith not.


 Tarra Hernandez
 Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this 3/29/2024 by Tarra Hernandez,
 (Date)

who is personally known to me and who took an oath.


 Notary Public Signature
 Commission No. 107025
Catherine Hutcheson
 Name of Notary Typed, Printed, or Stamped

CATHERINE HUTCHESON
 Commission # 107025
 Expires October 7, 2025
 Renewal Fee: \$100.00

Building Division Recommendation

- Building Division recommends the owner apply for and obtain a building permit within 30 days of this hearing date of April 11th, 2024.
- If the issuance of a permit has not been obtained the Building Division recommends assessing a fine on the property for \$250.00 a day until compliance is met.

Code Section(s) Cited

F.S. 553.79 Permits; applications; issuance; inspections.—(1)(a) After the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency.

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted.: (a) *Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

Section 105.1 Florida Building Code (FBC) Building Permit Required. Any owner or authorized representative who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

FBC-Existing Definitions: Unsafe. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of dangerous, or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

**CITY OF MOUNT DORA, FLORIDA
CODE COMPLIANCE
VS.
JACKSON DOTHAN JR & BETTY A**

CASE NO. 2023-0158: STOP WORK ORDER/METAL
STRUCTURE/ELECTRICAL WORK ON EXISTING SLAB W/O A PERMIT



CASE BRIEF

Code Case #2023-0158	
Property Address	1412 N Grandview St. Mount Dora, FL 32757
Property Owner	Jackson Dothan Jr & Betty A
Property Owner Mailing Address	31610 Niles St Sorrento, FL 32776
Complaint	Metal structure, electrical work on existing slab with no permit. Assembly area
Code Section Cited	F.S. 553.79(adopts FBC), Code of Ordinances Sec 10-1(a), FBC-Building 105.1, requires property owners to obtain Building Permits for regulated work.
Respondent/s notified	Yes
Case Commencement	Building Inspector, Robert Harper
Stop Work Order	April 24, 2023
Notice of Hearing	Sent: 9/21/23 for October 30, 2023 Hearing
Recommendation	Building Division recommends owner apply for and obtain necessary building permits

Property Information: Lake County Property Appraiser

PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

Name:	JACKSON DOTHAN JR & BETTY A	Alternate Key:	1467268
Mailing Address:	31610 NILES ST SORRENTO, FL 32776 Update Mailing Address	Parcel Number:	29-19-27-0050-134-00005
Property Location:	1412 N GRANDVIEW ST MOUNT DORA FL, 32757	Millage Group and City:	0MD2 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Description:	MOUNT DORA N 50 FT OF S 150 FT OF W 94.5 FT OF BLK 134 PB 3 PGS 37-43 ORB 815 PG 1452	Property Name:	EAST TOWN Q-BALL Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps

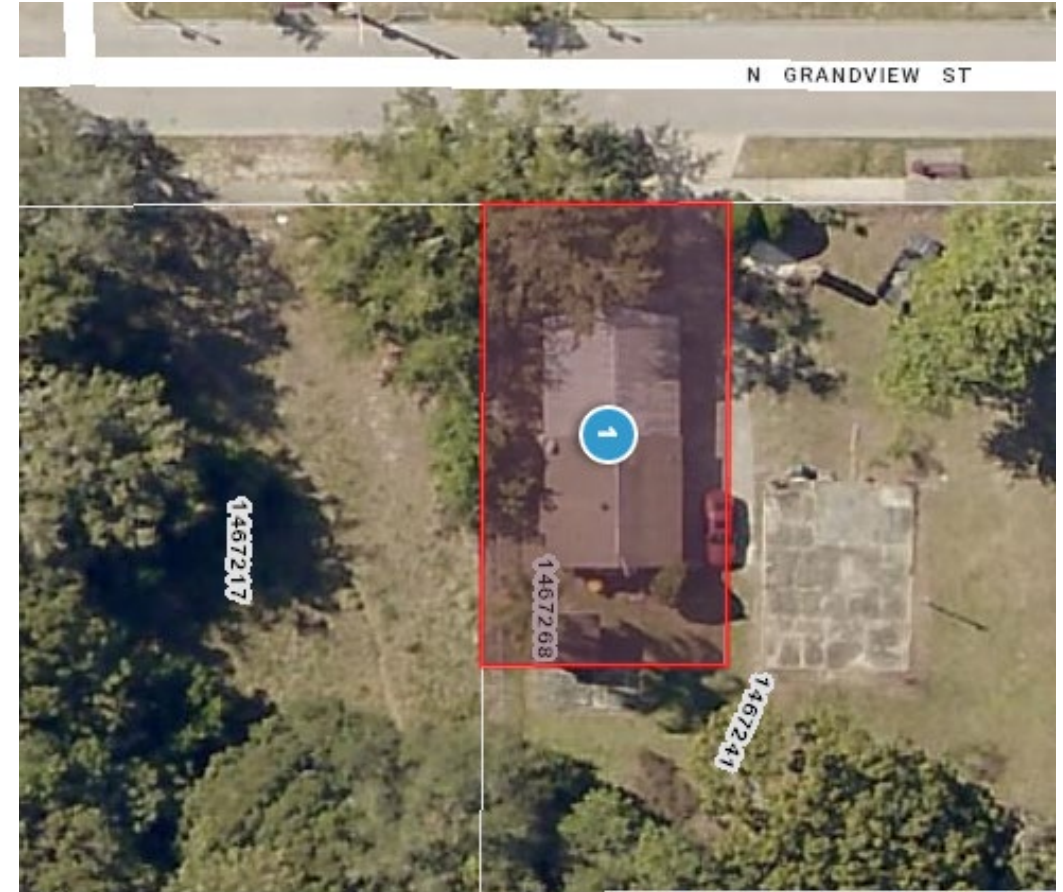
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OFFICE 1 STORY (1700)	0	0		4750.000	Square Feet	\$0.00	\$13,909.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)



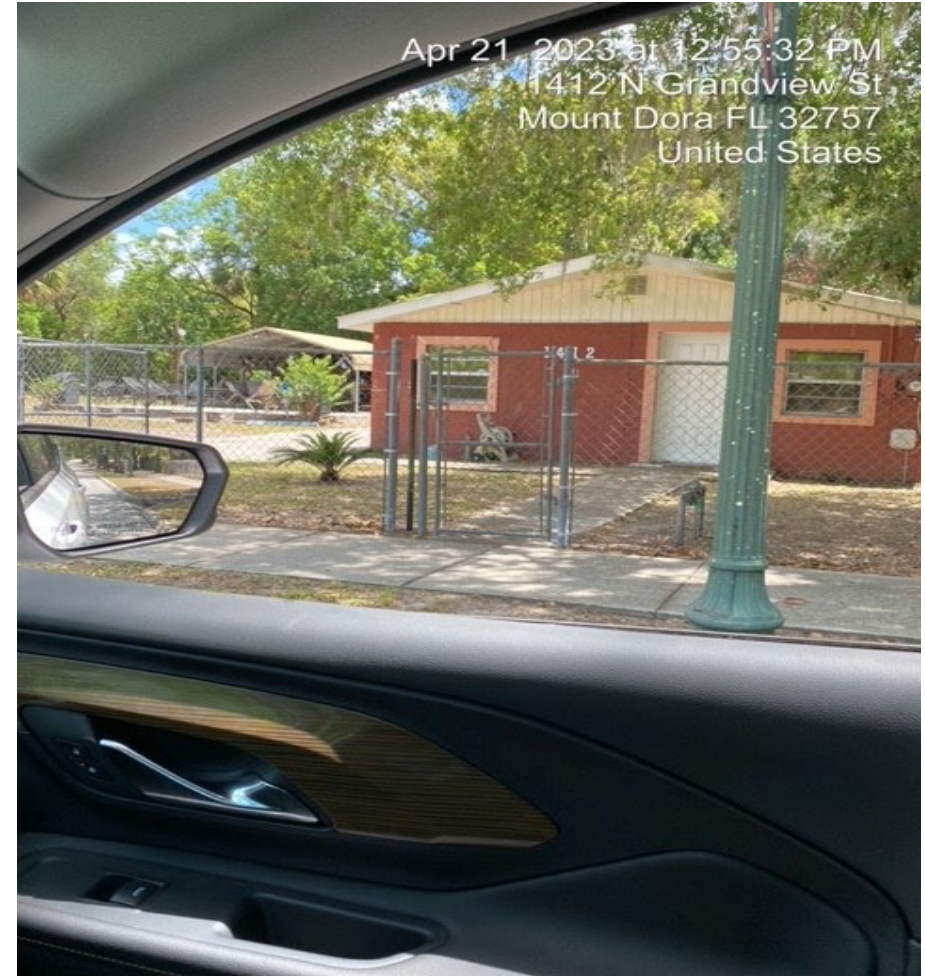
Timeline

Date	Event
April 24, 2023	Stop work order initiated in BS&A. Notice mailed to owner.
May 23, 2023	Magistrate warning letter mailed to owner.
July 20, 2023	Forwarded to Code Compliance and Friendly letter mailed to owner.
August 22, 2023	Notice of Violation certified mailed to owner.
August 29, 2023	Certified green receipt received signed by owner.
September 21, 2023	Notice of Hearing certified mailed to owner.

Field Inspection Photos - April 24th, 2023



Field Inspection photos cont'd.



Notice of Stop Work Order

Mailed to Property Owner - April 24, 2023



Building & Fire Prevention Construction Services
 510 North Baker Street
 Mount Dora, FL 32757
 (352) 735-7115
 Fax: (352) 735-7191
 Email: building@cityofmounddora.com

Notice of "Stop Work Order"

JACKSON DOTHAN JR & BETTY A
 31610 NILES ST
 SORRENTO, FL 32776

Pursuant to the Florida Building Code, State Statute 553.79(1)(a), Code of Ordinances 10.1, Building 7th Ed Section 115.1 as adopted by the City of Mount Dora, Florida, a "Stop Work Order" has been duly posted at: 1412 N GRANDVIEW ST with the Parcel ID: 29-19-27-0050-134-00005 , on 04/24/2023 .

Building Inspector Assigned: Robert Harper
 Photographs Taken: Yes No
 Permit #

Contractor:
 Mailing Address:

REASON FOR ORDER – FBC 105.1 Building Permit Required:
 Metal structure, electrical work on existing slab with no permit. Assembly area

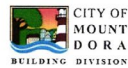
CITED WORK MAY RESUME: When proper permits have been obtained.
 Additional Information:

CONTACT WITH THIS DEPARTMENT SHALL BE MADE WITHIN 15 DAYS RECEIPT OF THIS NOTICE OR THE CASE SHALL BE FORWARDED TO CODE ENFORCEMENT FOR FURTHER ACTION

BUILDING OFFICIAL: Michael Wieland

DATE: 04/24/2023

REVISED 03/10



AFFIDAVIT OF MAILING

City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 1412 N. Grandview St.

Name: Stacey Hart being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1412 N. Grandview St., Mount Dora, Florida, by the following method:

FIRST-CLASS MAIL:

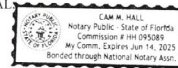
That the Notice of Stop Work Order / Unsafe was sent to the owner(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 24 day of April, 2023, at 11:00 am pm

[Signature]
 Building Official
 Deputy Building Official
 Permit Technician
 Administrative Supervisor

STATE OF FLORIDA
 COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or online notarization, this 24th day of April, 2023, by Stacey Hart, who is personally known to me or produced as identification.

SEAL



[Signature]
 Signature of Notary

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only
 For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$ 9.65

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Postmark Here

Betty & Dothan Jackson Jr
 31610 Niles Street
 Sorrento, Florida 32776

PS Form 3811, April 2020 PSN 7530-02-000-9053 See reverse for instructions

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Betty & Dothan Jackson Jr
 31610 Niles Street
 Sorrento, Florida 32776

2. Article Number (Transfer from www.usps.com)
 7021 1970 0001 9650 2141

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™ Restricted Delivery

A. Signature
[Signature]
 Agent
 Addressee

B. Received by (Printed Name)
Betty Jackson
 Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below No

9590 9402 6999 1225 8924 13

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Stop Work Order Posted Letter and Affidavit - April 24th, 2024



STOP WORK ORDER

Florida Building Code 115.1, Florida State Statute 553.79(1)(a), Code of Ordinances 10.1 Authority: Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

This structure has been inspected and is not acceptable for one or more of the following reasons:

- No Building Permit/Work being performed outside scope of permit. FBC Section 105.1
FL Statute 489.13
- Unlicensed Contractor
- Construction Sec. FBC FRC
- Plumbing Sec. FBC FRC
- Mechanical Sec. FBC FRC
- Electrical Sec. FBC FRC
- Gas Sec. FBC FRGC
- Other: FBC B 11D.6

Comments:

Metal structure, electrical work on existing slab with no permit. Assembly area

Photos Taken: YES NO

Please Contact the Building Department at building@cityofmoundora.com for Instructions.

Parcel ID: 29-19-27-0050-134-00005

Address: 1412 N GRANDVIEW ST

Date: 04/24/2023

Inspector: **ROBERT HARPER**

DO NOT REMOVE THIS NOTICE



AFFIDAVIT OF POSTING City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 1412 N Grandview St

Name: Christine Marce being first duly affirmed, deposes and says:

1. That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
2. That I received the following described documents:
 Stop Work Order
 Unsafe Structure
3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1412 N Grandview St Mount Dora, Florida, by the following method:

POSTING:

I personally posted the above-described papers, which are attached hereto, at the above-referenced location and on 24 day of April, 2023, also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 1:05 am pm.

Christine Marce
Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or [] online notarization, this 24 day of April, 2023, by Christine Marce, who is personally known to me or [] produced as identification.

SEAL:



[Signature]
Signature of Notary



Magistrate Letter Notice

Warning Mailed To Property Owner - May 23, 2023



Building Division
 510 North Baker Street
 Mount Dora, FL 32757
 (352) 735-7115
 Fax: (352) 735-7191
 Email: building@cityofmountdora.com

05/23/2023

JACKSON DOTHAN JR & BETTY A
 31610 NILES ST
 SORRENTO, FL 32776

RE: Stop Work Order, 1412 N GRANDVIEW ST

A Stop Work Order was placed at your property regarding the information listed below:

Stop Work Order date: 4/24/23
 Work cited: Metal structure, electrical work on existing slab with no permit. Assembly area

At this time, your Stop Work Order has not been remedied. The next action regarding this issue is a magistrate hearing. You will receive another letter informing you of the date and time of your hearing with the City of Mount Dora Magistrate.

If you have any questions, please contact our office at (352) 735-7115 or building@cityofmountdora.com.

Michael Wieland, Building Official
 City of Mount Dora
 Building Division

7021 1970 0001 9650 3100

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage \$ _____

Sent To JACKSON DOTHAN JR & BETTY A
 31610 NILES ST
 SORRENTO, FL 32776

Street and Apt. _____

City, State, Zip _____

PS Form 380 ns

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <u>Betty Jackson</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received By (Printed Name) <u>B. Jackson</u></p> <p>C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p>
<p>1. Article Addressed to:</p> <p>JACKSON DOTHAN JR & BETTY A 31610 NILES ST SORRENTO, FL 32776</p> <p>9590 9402 6999 1225 8902 97</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Delivery</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>7021 1970 0001 9650 3100</p>	<p>all Restricted Delivery</p>
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

Code Compliance:

Courtesy Notice Mailed To Property Owner - July 20, 2023

Notice of Violation Mailed to Property Owner – August 22nd, 2023



Code Compliance: Notice of Hearing Mailed Certified - September 21st, 2023

BEFORE THE CODE COMPLIANCE INSPECTOR MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
corporation,)
Plaintiff,)
vs.) COMPLAINT NO.)
100 EAST 4TH AVENUE LLC,) E2023-0141)
Defendant.)

NOTICE OF HEARING

TO:
100 EAST 4TH AVENUE LLC
1312 MAGNOLIA AVE
MOUNT DORA, FL 32757

YOU ARE NOTIFIED that a hearing before the Code Compliance Inspector Special Magistrate has been scheduled regarding your alleged violation on the property at 100 E 4TH AVE. The hearing before the Code Compliance Inspector Magistrate is scheduled for 10/30/2023, or as soon thereafter as can be heard, in the board room at City Hall, 510 North Baker Street, Mount Dora, Florida.

This hearing will be held even if the alleged violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Compliance Board with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Tannia Jett no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 09/21/2023.


Tannia Jett
Code Compliance Inspector
City of Mount Dora, Florida

9589 0710 5270 0736 5154 48

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
\$ _____

Total Postage and Fees
\$ _____

Sent To
100 E 4th Avenue LLC
1312 Magnolia Ave.
Mount Dora, FL 32757

Street and Apt. No., or P.O. Box
City, State, ZIP+4®

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
100 E 4th Avenue LLC
1312 Magnolia Ave.
Mount Dora, FL 32757

2. Article Number (Transfer from service label)
7589 0710 5270 0736 5154 48

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X _____
 Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery
Burr's 9/27/23

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Registered Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Insured Mail
 Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Building Division Recommendation

- Building Division recommends the respondent's apply and obtain a building permit within 30 days of this hearing date of October 30, 2023.
- Making the compliance date November 28, 2023.
- If the issuance of a permit has not been obtained the Building Division recommends assessing a fine on the property for \$250.00 a day until compliance is met.

Code Section(s) Cited

F.S. 553.79 Permits; applications; issuance; inspections.—(1)(a) After the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency.

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted. (a) *Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

FBC [A]105.1 Building Permit Required. Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

CITY OF MOUNT DORA, FLORIDA CODE COMPLIANCE VS. CLARA JOHNSON

CASE NO. 2022-0044: STOP WORK ORDER ISSUED FOR NO BUILDING PERMIT. EXPIRED PERMIT P21-02-0046, PERMITS NEED TO BE RENEWED AND REMAINING INSPECTIONS COMPLETED.



Case Brief

Code Case #E2022-0044	
Property Address	1455 Pine Avenue, Mount Dora, FL 32757
Property Owner	Clara Johnson
Property Owner Mailing Address	1455 Pine Avenue, Mount Dora, FL 32757
Complaint	Stop work order - expired permit 21-02-0046, a new permit must be obtained and remaining inspections completed.
Code Section Cited	F.S. 553.79 (adopts Florida Building Code), City Code of Ordinances Sec 10-1(a) (adopts Florida Building Code), Florida Building Code - Building 105.1 , requires property owners to obtain Building Permits for regulated work.
Respondent/s notified	Yes
Case Commencement	Building Inspector, John Abner
Stop Work Order	December 7, 2023
Notice of Violation	February 12, 2024
Notice of Hearing	March 22, 2024
Recommendation	Building Division recommends owner apply and obtain necessary Building Permit and Inspections of work.

Property Information- Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- MAIN
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- RECORDS CUSTODIAN
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE

PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

Name:	JOHNSON CLARA	Alternate Key:	3457439
Mailing Address:	1455 PINE AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	29-19-27-0001-000-10500
		Millage Group and City:	OMD2 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1455 PINE AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	W 60 FT OF E 145 FT OF S 152.97 FT OF SE 1/4 OF SE 1/4 OF NW 1/4 OF NE 1/4--LESS PINE AV-- ORB 2195 PG 1644 ORB 5134 PG 1218 ORB 5989 PG 1983		

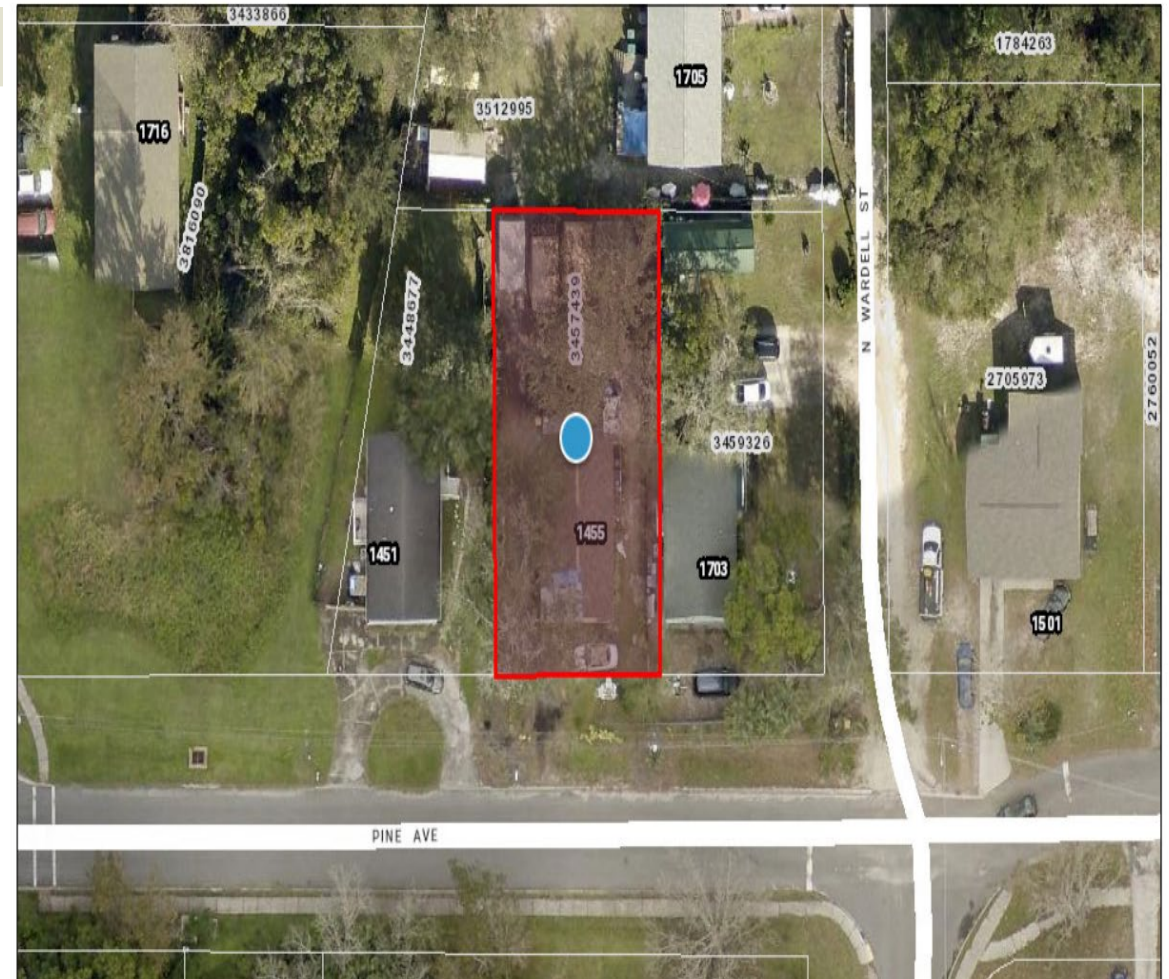
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1.000	Lot	\$40,000.00	\$40,000.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)



Timeline

Date	Event
February 9, 2021	Permit P21-02-0046 issued to replace roof by the owner.
February 19, 2021	Building Inspector Rick Sanders discovered roof completed without inspections.
June 5, 2023	Permit Expiration Warning Notice mailed to property owner.
July 9, 2023	Permit P21-02-0046 Expired with 2 previous renewals after compliance action.
August 4, 2023	Expired Permit Notice mailed to property owner.
August 23, 2023	Expired Permit Notice mailed to property owner certified mail.
December 7, 2023	Stop Work Order Notice mailed to property owner.
December 11, 2023	Stop Work Order posted at property.
January 22, 2024	Magistrate Warning Letter mailed to property owner. Case Forwarded to Code Compliance.
February 12, 2024	Notice of Violation mailed to property owner certified mail.
March 22, 2024	Notice of Hearing mailed to property owner certified mail and posted at property.

Permit Warning Notice: Mailed to Property Owner

City of Mount Dora
Building & Fire Prevention Construction Services

PERMIT WARNING NOTICE
06/05/2023

Contractor Information

PO BOX 988
TAVARES, FL 32778

Owner/Address Information

JOHNSON CLARA A ET AL
1720 N UNSER ST
MOUNT DORA, FL 32757

Permit Information

Permit #:P21-02-0046
Address:1455 PINE AVE
Date Issued:02/09/2021 Date Expires:07/09/2023
Description: REPAIR ROOF
10/16/21 Sent to CE. CH

Dear Ms/Sir:

Please be advised: The above referenced permit is due to expire in accordance with Section 105.4 of the Florida Building Code.

Schedule an inspection or request for a permit extension. A request for permit extension is to be in writing with a justifiable cause.

If the permit is allowed to become expired, all work must cease at the job site until a new permit is obtained. Working without a permit is a violation of the Florida Building Code.

Your immediate attention is required to prevent this permit from expiring on the above indicated date.

If you require additional information, please contact our Building and Fire Prevention Construction Services at 352-735-7115.

Sincerely,

Michael Wieland, Building Official/Fire Marshal

Expired Permit Notice Letter: Mailed to Property Owner

City of Mount Dora
Building & Fire Prevention Construction Services

EXPIRED PERMIT NOTICE
08/04/2023

Contractor Information

531 CODISCO WAY
SANFORD, FL 32771

Owner/Address Information

JOHNSON CLARA A ET AL
1720 N UNSER ST
MOUNT DORA, FL 32757

Permit Information

Permit #:P21-02-0046
Address:1455 PINE AVE
Date Issued:02/09/2021 Date Expires:07/09/2023
Description: REPAIR ROOF
10/16/21 Sent to CE. CH

Dear Ms/Sir:

Please be advised: The above referenced permit has expired in accordance with Section 105.4 of the Florida Building Code.

As the Contractor/Owner of record, you will have (30) days from the date of this letter to renew the permit. To have the permit re-issued the City will require a notarized Request to Renew/Extend form. The form is located on our website at www.cityofmoundora.com/building and can be uploaded on our online portal.

Your immediate attention is required to prevent further action by the Florida Department of Business and Professional Regulations, Mount Dora Code Enforcement, and the Lake County Board of Building Examiners.

If the permit has been expired for over 180 days there may be additional requirements.

If additional information is required, please contact our Building Department at 352-735-7115.

Sincerely,

Michael Wieland, Building Official/Fire Marshal

Expired Permit Notice Letter: Certified Mail to Property Owner



Building Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmountdora.com

08/23/2023

JOHNSON CLARA
1455 PINE AVE
MOUNT DORA, FL 32757

RE: Permit P21-02-0046
1455 PINE AVE

Your permit listed below has expired.

Job Description: REPAIR ROOF
Date Issued: 02/09/2021

Permits can only be renewed two (2) times within the life of the permit. This permit has already been granted two previous renewals. You will need to apply for a new permit to take over the old permit within 15 days of this letter to avoid additional action on your address record in our system.

If you have any questions, please contact our office at (352) 735-7115.

Michael Wieland
Building Official
(352) 735-7115

7021 1970 0001 9650 4237

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To CLARA JOHNSON	
Street and Apt. No., or P.O. Box 1455 PINE AVE	
City, State, ZIP+4® MOUNT DORA, FL 32757	
PS Form 3800, April 2013 PSN 7530-02-000-9001 See reverse for instructions	

Stop Work Order: Certified Mailed



510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
building@mountdora.gov



AFFIDAVIT OF MAILING
City of Mount Dora, Florida

Notice of "Stop Work Order"

JOHNSON CLARA
1455 PINE AVE
MOUNT DORA, FL 32757

Pursuant to the Florida Building Code, State Statute 553.79(1)(a), Code of Ordinances 10.1, Building 7th Ed Section 115.1 as adopted by the City of Mount Dora, Florida, a "Stop Work Order" has been duly posted at: 1455 PINE AVE with the Parcel ID: 29-19-27-0001-000-10500 , on 12/07/2023 .

Building Inspector Assigned: Christine Marec
Photographs Taken: Yes No
Permit #

Contractor:
Mailing Address:

REASON FOR ORDER - FBC 105.1 Building Permit Required:

Expired permit - Permit 21-02-0046 has expired and cannot be renewed again, new permit is required to take over old permit and inspections then need to be completed to close out permit

CITED WORK MAY RESUME: When proper permits have been obtained.
Additional Information:

CONTACT WITH THIS DEPARTMENT SHALL BE MADE WITHIN 15 DAYS RECEIPT OF THIS NOTICE OR THE CASE SHALL BE FORWARDED TO CODE ENFORCEMENT FOR FURTHER ACTION

BUILDING OFFICIAL: Michael Wieland

DATE: 12/07/2023

REVISED 03/10

State of Florida, County of Lake

Re: Property Address 1455 Pine Ave.

Name: Stacey Hart being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order Expired Permit
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1455 Pine Ave. Mount Dora, Florida, by the following method:

FIRST-CLASS MAIL:

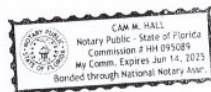
That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 7 day of December, 2023, at 12:30 am/pm.

Building Official
Deputy Building Official
Permit Technician

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by [physical presence or [] online notarization, this 7th day of December, 2023, by Stacey Hart, who [is personally known to me or [] produced as identification.

SEAL:



Signature of Notary

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

9589 0710 5270 1236 1901 35

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Sent To
CLARA JOHNSON
1455 PINE AVE
MOUNT DORA, FL 32757

PS Form 3800, July 2020

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature Agent
 Addressed

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

1. Article Addressed to:
CLARA JOHNSON
1455 PINE AVE
MOUNT DORA, FL 32757

2. Article Number (Transfer from service label)
9589 0710 5270 1236 1901 35

3. Service Type Priority Mail Express
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Certified Mail Delivery Restricted Delivery Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Stop Work Order: Posted at Property



STOP WORK ORDER

Florida Building Code 115.1, Florida State Statute 553.79(1)(a), Code of Ordinances 10.1 Authority: Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

This structure has been inspected and is not acceptable for one or more of the following reasons:

- No Building Permit/Work being performed outside scope of permit. FBC Section 105.1
FL Statute 489.13
- Unlicensed Contractor Sec. _____ FBC FRC
- Construction Sec. _____ FBC FRC
- Plumbing Sec. _____ FBC FRC
- Mechanical Sec. _____ FBC FRC
- Electrical Sec. _____ FBC FRC
- Gas Sec. _____ FBC FRGC
- Other: _____

Comments:

Expired permit - Permit 21-02-0046 has expired and cannot be renewed again, new permit is required to take over old permit and inspections then need to be completed to close out permit

Photos Taken: YES NO

Please Contact the Building Department at building@cityofmoundora.com for Instructions.

Parcel ID: 29-19-27-0001-000-10500

Address: 1455 PINE AVE

Date: 12/07/2023

Inspector: John Abner

DO NOT REMOVE THIS NOTICE



AFFIDAVIT OF POSTING City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 1455 Pine Ave

Name: Christine Marce being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order Expired Permit
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1455 Pine Ave. Mount Dora, Florida, by the following method:

POSTING:

I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 11 day of December, 2023", also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 8:18 am / pm.

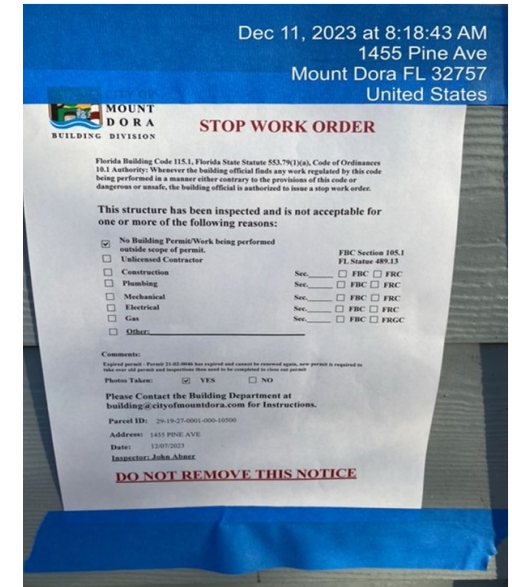
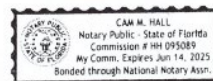
Christine Marce
 Building Official
 Deputy Building Official
 Building Inspector

STATE OF FLORIDA
 COUNTY OF LAKE

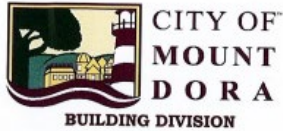
Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 11th day of December, 2023, by Christine Marce, who [] is personally known to me or [] produced as identification.

SEAL:

Cam M Hall
 Signature of Notary



Expired Permit Magistrate Letter: Certified Mail to Property Owner



Building Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmoundora.com

01/22/2024

JOHNSON CLARA
1455 PINE AVE
MOUNT DORA, FL 32757

RE: Expired Permit, 1455 PINE AVE

A permit was previously obtained for the work listed below:

Permit #: P21-02-0046
Job Description: REPAIR ROOF
Expiration date: 07/09/2023

Our office has sent several notifications to bring your permit current. At this time, your permit is still expired. The next action regarding this permit is a magistrate hearing. You will receive another letter informing you of the date and time of your hearing with the City of Mount Dora Magistrate.

If you have any questions, please contact our office at (352) 735-7115 or building@cityofmoundora.com.

Michael Wieland
Building Official

A U.S. Postal Service Certified Mail Receipt form. The top section is green with white text: "U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only". Below this is a white section with a green border containing the text "OFFICIAL USE". The form includes a table for "Extra Services & Fees" with checkboxes for Return Receipt (hardcopy), Return Receipt (electronic), Certified Mail Restricted Delivery, Adult Signature Required, and Adult Signature Restricted Delivery. There are also fields for "Certified Mail Fee" and "Postage". The recipient's name and address are printed in the center: "CLARA JOHNSON, 1455 PINE AVE, MOUNT DORA, FL 32757". A "Postmark Here" area is on the right. A vertical barcode on the left side contains the number "7021 1970 0001 9650 4800". At the bottom, it says "PS Form 3800, April 2015 PSN 7530-02-000-8047 See Reverse for Instructions".

Code Compliance: Notice of Violation Certified Mailed

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.)
)
Johnson, Clara)
)
)
Defendants)

CASE NO: 2022-0044

To avoid further code enforcement actions against the property please correct the current violations no later than March 22, 2024 as noted. Thank you in advance for your cooperation in this matter.

To apply for the permit please get in touch with the Building Department. They can be reached at (352) 735-7115 or at building@cityofmounddora.com.

If you have further questions or concerns regarding Code Compliance, please call (352) 735-7112 ext. 1705 or email us at plandev@cityofmounddora.com.

NOTICE OF VIOLATION

TO:
Johnson, Clara
1455 Pine Ave.
Mount Dora, FL 32757

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at 1455 Pine Ave., Mount Dora, Florida 32757, that were caused by Johnson, Clara. The Stop Work Order as required by the following City of Mount Dora Code of Ordinances:

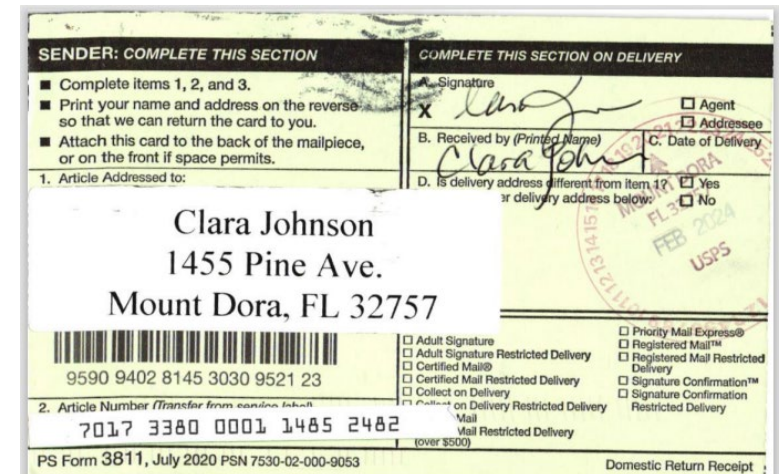
Alternate Key No.: 3457439

The regulation giving rise to the violation is as follows:

Sec. 105.1.- Building Permit Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed shall first make application to the building official and obtain the required permit.

Please correct the violation by applying for and obtaining the proper building permit for the expired permit P21-02-0046 and finishing out the required inspections.


Adam Sumner
Code Compliance Manager
City of Mount Dora, Florida



Code Compliance: Notice of Hearing Certified Mail

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.)
)
CLARA JOHNSON)
)
)
Defendant)

CASE NO: 2022-0044

NOTICE OF HEARING

TO:
CLARA JOHNSON
1455 PINE AVENUE
MOUNT DORA, FL 32757

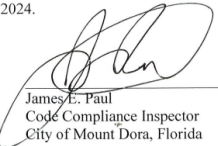
YOU ARE NOTIFIED that pursuant to Florida Statutes, Section 162.23, a hearing before the Code Enforcement Special Magistrate has been scheduled regarding your violation of City Code on that property located at 1455 PINE AVENUE, Mount Dora, Florida 32757. **The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on April 11, 2024 or as soon thereafter as can be heard, in the boardroom at City Hall, 510 North Baker Street, Mount Dora, Florida.**

This hearing will be held even if the violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Enforcement Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Catherine Hutcheson no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If

hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 22ND day of March, 2024.


James E. Paul
Code Compliance Inspector
City of Mount Dora, Florida

9589 0710 5270 1236 1655 44

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____
Sent To	Clara Johnson
Street and Apt. No., or PO Box No.	1455 Pine Ave
City, State, ZIP+4®	Mount Dora, FL 32757
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark Here

Code Compliance: Notice of Hearing Posted at Property

AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida

State of Florida
County of Lake

Re: Case No. 2022-0044

James E. Paul being first duly affirmed, deposes and says:

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:

Notice of Code Violation
 Notice of Hearing

- Service WAS OBTAINED FOR THE FOLLOWING LOCATION:
1455 Pine Avenue, Mount Dora, Florida, by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the ____ day of _____, ____ at ____ o'clock ____ PM ____, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____; or

b.) That on the ____ day of _____, 20____, at ____ o'clock ____ P. M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of business.

POSTING & FIRST-CLASS MAIL:

a.) That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 22nd day of March, 2024, at 4:00 o'clock p.m.

b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 22nd day of March, 2024", also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 4:00 o'clock p.m.

Further affiant saith not.

SUBSCRIBED AND AFFIRMED before me this 3/22/2024 by James Paul
(Date)

who is personally known to me and who took an oath.

Code Compliance Officer/Inspector

Notary Public Signature
Commission No. 1012025
Catherine Hutcherson
Name of Notary Typed, Printed, or Stamped



PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Clara Johnson

Name: James E. Paul being first duly affirmed, deposes and says:

- That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
- That I observed the following violation: Building Permits required by City Code have not been obtained FS 552.79, City Code Sec.10-1(a), FBC Sec 105.1.
- Photograph evidence was obtained at the following location:
1455 Pine Avenue, Mount Dora, Florida.
- Date Photos Obtained March 22, 2024.

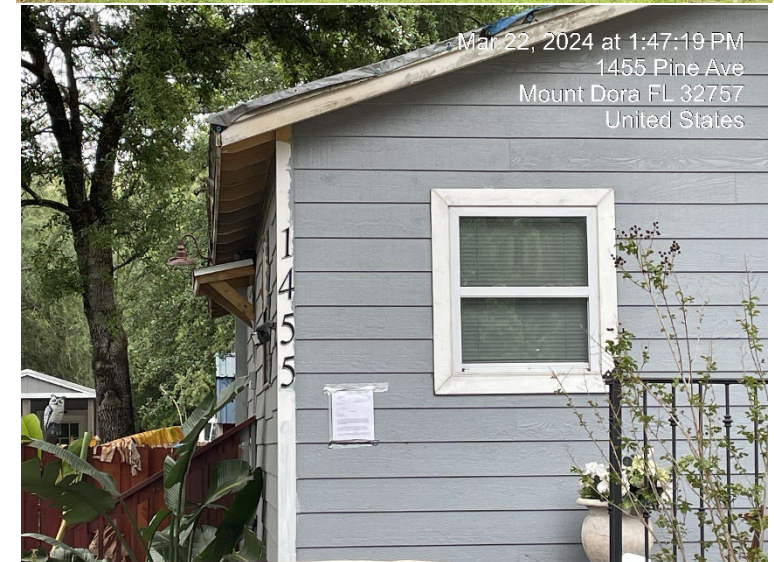
James E. Paul
Code Compliance Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or online notarization, this 22 day of March, 2024, by James Paul, who is personally known to me or produced as identification.

SEAL:

Signature of Notary



Building Division Recommendation:

- Building Division recommends the owner apply for and obtain a building permit within 30 days of this hearing date of April 11, 2024.
- If the issuance of a permit has not been obtained the Building Division recommends assessing a fine on the property for \$250.00 a day until compliance is met.

Code Section Cited:

F.S. 553.79 Permits; applications; issuance; inspections.—(1)(a) After the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency.

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted.: (a) *Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

2020 Florida Building Code, Building, 7th Edition, [A]105.1 Required. Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

CITY OF MOUNT DORA, FLORIDA CODE COMPLIANCE VS. JACOB JIMINEZ

CASE NO. 2023-0159: STOP WORK ORDER FOR NO BUILDING PERMIT. EXPIRED PERMIT P23-08-0093, PERMITS NEED TO BE OBTAINED, SUBMIT PLANS FOR REVIEW, AND REMAINTING INSPECTIONS COMPLETED.



Case Brief

Code Case #E2022-0044	
Property Address	1503 Granite State Court, Mount Dora, FL 32757
Property Owner	Jacob B. Jiminez
Property Owner Mailing Address	5005 Amherst Street, Lubbock, TX 79416
Complaint	Stop work order - Residential Alteration being completed without permits. Apply and Obtain Permits, Submit Approved Plans, and Complete Inspections to Obtain Certificate of Occupancy.
Code Section Cited	F.S. 553.79 (adopts Florida Building Code), City Code of Ordinances Sec 10-1(a) (adopts Florida Building Code), Florida Building Code - Building 105.1 , requires property owners to obtain Building Permits for regulated work.
Respondent/s notified	Yes
Case Commencement	Building Inspector, John Abner
Stop Work Order	July 13, 2022
Notice of Violation	February 12, 2024
Notice of Hearing	March 22, 2024
Recommendation	Building Division recommends owner apply and obtain necessary Building Permit, Approved Plans and Inspections of work.

Property Information- Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- MAIN
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- RECORDS CUSTODIAN
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE

PROPERTY RECORD CARD

Map of Property

Eagle's Eye View

Proposed Tax Notice

Tax Bill

Print Options

General Information

Name:	JIMINEZ JACOB B	Alternate Key:	1666066
Mailing Address:	5005 AMHERST ST LUBBOCK, TX 79416 Update Mailing Address	Parcel Number:	30-19-27-0500-000-01700
		Millage Group and City:	OMD2 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1503 GRANITE STATE CT MOUNT DORA FL, 32757	Property Name:	Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, GRANITE STATE COURT LOTS 17, 18 PB 6 PG 44 ORB 6132 PG 12		

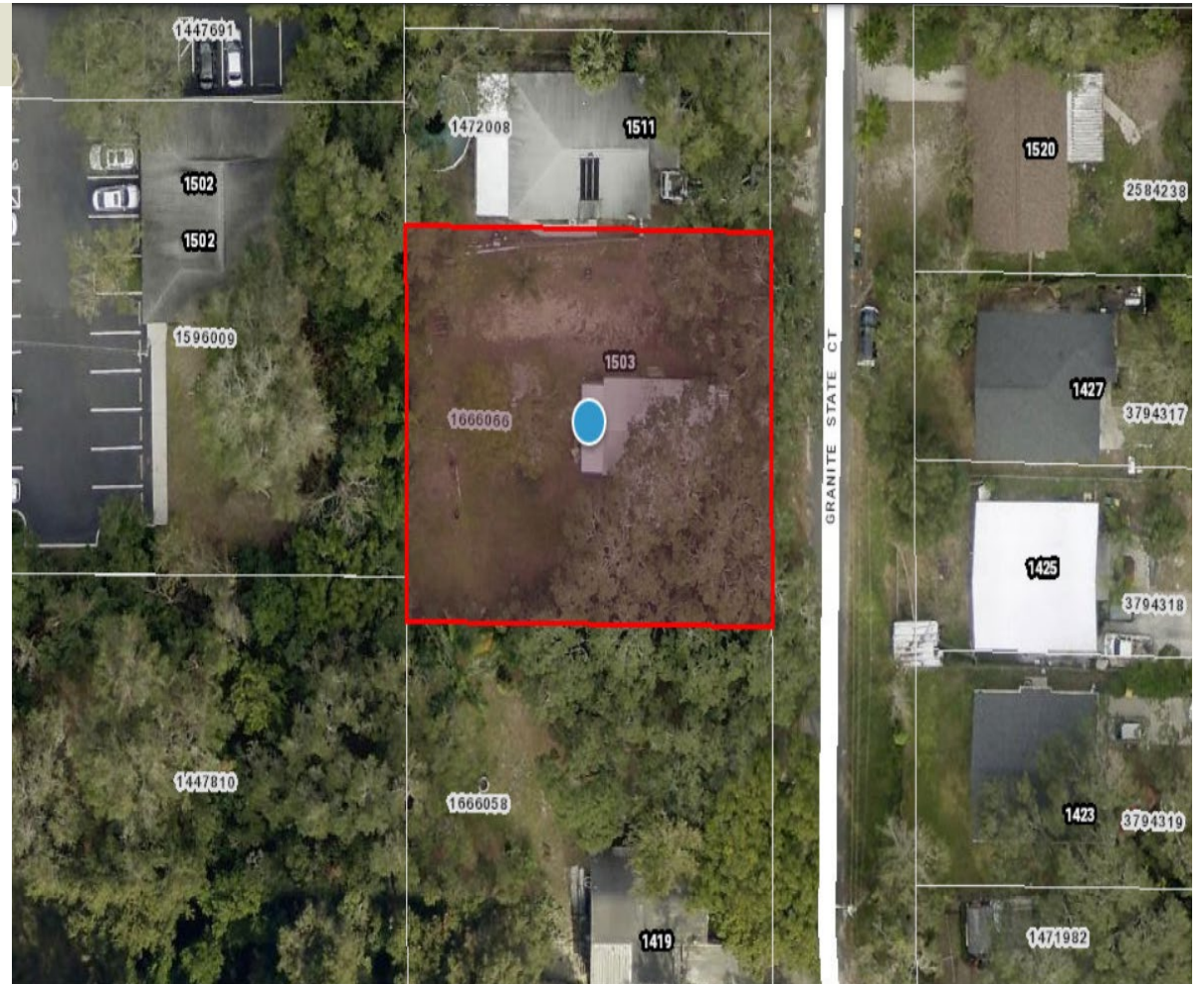
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	100	128		12800.000	FD	\$89,442.00	\$89,442.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)



Timeline

Date	Event
July 13, 2022	Building Official Michael Wieland issued a Stop Work Order, documents were posted and mailed to property owner for observed work without permits.
July 20, 2023	Courtesy Letter mailed to new property owner to obtain permits.
August 09, 2023	Property Owner submitted plans for review and applied for Permit P23-08-0093
August 23, 2023	Permit P22-10-0089 was cancelled with new Property Owner submitted Permit Application.
February 12, 2024	Notice of Violation mailed to property owner certified mail.
March 22, 2024	Notice of Hearing mailed to property owner certified mail.

Zillow Images of Work Performed without Permits:

https://www.zillow.com/homedetails/1503-Granite-State-Ct-Mount-Dora-FL-32757/45360360_zpid/?mmlb=g,12

Posted on July 13, 2022



Zillow Images of Work Performed without Permits:

https://www.zillow.com/homedetails/1503-Granite-State-Ct-Mount-Dora-FL-32757/45360360_zpid/?mmlb=g,12

Posted on July 13, 2022



Zillow Images of Work Performed without Permits:

https://www.zillow.com/homedetails/1503-Granite-State-Ct-Mount-Dora-FL-32757/45360360_zpid/?mmlb=g,12

Posted on July 13, 2022



Zillow Images of Work Performed without Permits:

https://www.zillow.com/homedetails/1503-Granite-State-Ct-Mount-Dora-FL-32757/45360360_zpid/?mmlb=g,12

Posted on July 13, 2022



Zillow Images of Work Performed without Permits:

https://www.zillow.com/homedetails/1503-Granite-State-Ct-Mount-Dora-FL-32757/45360360_zpid/?mmlb=g,12

Posted on July 13, 2022



Work Performed without Permits:



Work Performed without Permits:



Stop Work Order: Posted at Property



STOP WORK ORDER

Florida Building Code. Authority: Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

This structure has been inspected and is not acceptable for one or more of the following reasons:

- No Building Permit/Work being performed outside scope of permit.
 - Unlicensed Contractor
 - Construction
 - Plumbing
 - Mechanical
 - Electrical
 - Gas
 - Other: _____
- FBC Section 105.1
FL Statue 489.13
- Sec. _____ FBC FRC
Sec. _____ FBC FRC
Sec. _____ FBC FRC
Sec. _____ FBC FRC
Sec. _____ FBC FRGC

Comments:

Electric without permit
Electric will be held until permitted per BO.
Windows
Doors
Siding
Roofing
Interior renovation
Electrical work
Plumbing work
all needs a permit.

Photos Taken: YES NO

Please Contact the Building Department at building@cityofmountdora.com for Instructions.

Address: 1503 GRANITE STATE CT

Date: 07/13/2022

Inspector: MICHAEL WIELAND

DO NOT REMOVE THIS NOTICE



Stop Work Order: Certified Mailed

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <small>Domestic Mail Only</small> For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ _____ Total Postage and Fees \$ _____	Postmark Here _____
Sent to <u>Michael Williams</u> Street and ZIP Code <u>1409 N. Simpson St.</u> <u>Mount Dora, FL 32757</u> PS Form 3800, April 2015 (PSN 7530-02-000-9047) See Reverse for Instructions	

Building & Fire Prevention Construction Services
 510 North Baker Street
 Mount Dora, FL 32757
 (352) 735-7115
 Fax: (352) 735-7191
 Email: building@cityofmoundora.com

“Stop Work Order”

Pursuant to the Florida Building Code, Building 7th Ed Section 115.1 as adopted by the City of Mount Dora, Florida, a “Stop Worker Order” has been duly posted at: **1503 GRANITE STATE CT** with the Parcel ID: 30-19-27-0500-000-01700 , on 07/13/2022 .

Building Inspector Assigned: John Abner
 Photographs Taken: Yes No
 Permit # N/A

Contractor: N/A
 Mailing Address: N/A

REASON FOR ORDER: Electric; windows; doors; siding; roofing; interior renovation; plumbing work all done without permitting.

CITED WORK MAY RESUME: When proper permits have been obtained.
 Additional Information: Electric will be on hold until proper permits are obtained.

CONTACT WITH THIS DEPARTMENT SHALL BE MADE WITHIN 15 DAYS RECEIPT OF THIS NOTICE OR THE CASE SHALL BE FORWARDED TO CODE ENFORCEMENT FOR FURTHER ACTION

BUILDING OFFICIAL: Michael Wieland
 DATE: 07/13/2022

REVISED 03/10

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <small>Domestic Mail Only</small> For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ _____ Total Postage and Fees \$ _____	Postmark Here _____
Sent to <u>Michael Williams</u> Street and ZIP Code <u>1409 N. Simpson St.</u> <u>Mount Dora, FL 32757</u> PS Form 3800, April 2015 (PSN 7530-02-000-9047) See Reverse for Instructions	

Building & Fire Prevention Construction Services
 510 North Baker Street
 Mount Dora, FL 32757
 (352) 735-7115
 Fax: (352) 735-7191
 Email: building@cityofmoundora.com

“Stop Work Order”

Pursuant to the Florida Building Code, Building 7th Ed Section 115.1 as adopted by the City of Mount Dora, Florida, a “Stop Worker Order” has been duly posted at: **1503 GRANITE STATE CT** with the Parcel ID: 30-19-27-0500-000-01700 , on 08/22/2022 .

Building Inspector Assigned: Robert Harper
 Photographs Taken: Yes No
 Permit # N/A

Contractor: N/A
 Mailing Address: N/A

REASON FOR ORDER: Electric without permit; Electric will be held until permitted per BO. Windows; Doors; Siding; Roofing; Interior renovation; Electrical work; Plumbing work, all needs a permit.

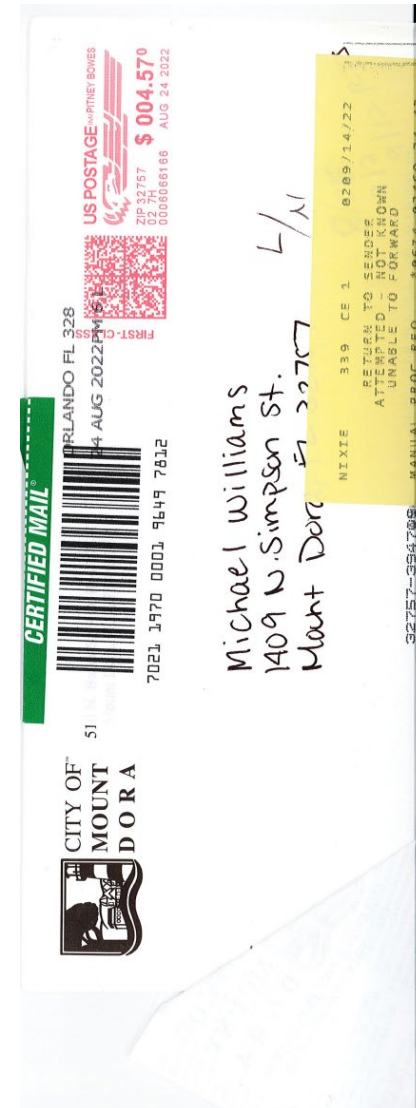
CITED WORK MAY RESUME: When proper permits have been obtained.
 Additional Information: No permits have been pulled to alleviate the SWO. Please apply for a permit within 15 days of receiving this letter.

CONTACT WITH THIS DEPARTMENT SHALL BE MADE WITHIN 15 DAYS RECEIPT OF THIS NOTICE OR THE CASE SHALL BE FORWARDED TO CODE ENFORCEMENT FOR FURTHER ACTION


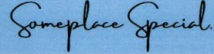





BUILDING OFFICIAL: Michael Wieland
 DATE: 08/22/2022

REVISED 03/10

Case # E2022-0061



Courtesy Letter: Mailed to Property Owner

			
July 20 th , 2023			
Jacob Jimenez 5005 Amherst St. Lubbock, TX 79416			
Dear Owner,			
I am writing to inform you that a violation of the Code of Ordinances is on the following property located <u>1503 Granite State Ct., Mount Dora, FL 32757</u> . The properties are also described as:			
Alternate Key: 1666066			
The property is in violation of the following codes:			
Sec. 105.1. - Building Permit Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.			
To correct the violations please get in touch with the Building Department to pull the appropriate permits. They can be reached at (352) 735-7115.			
Please correct the violation no later than August 22 nd , 2023. To avoid further code enforcement actions against the property please correct the current violations as noted. Thank you in advance for your cooperation in this matter. If you have questions please call the office at (352) 735-7112.			
Sincerely, 			
Adam Sumner, Code Compliance Manager			
 www.CityofMountDora.com	 510 N. Baker Street	 (352) 735-7100	

Code Compliance: Notice of Violation Sent Certified Mail

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

Jiminez, Jacob B.

Defendants

CASE NO: 2023-0159

NOTICE OF VIOLATION

TO:
Jiminez, Jacob B.
5005 Amherst St.
Lubbock, TX 79416

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at 1503 Granite State Ct., Mount Dora, Florida 32757, that were caused by Jiminez, Jacob B. The Stop Work Order as required by the following City of Mount Dora Code of Ordinances:

Alternate Key No.: 1666066

The regulation giving rise to the violation is as follows:

Sec. 105.1.- Building Permit Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Please correct the violation by applying for and obtaining the proper building permits for Electrical, Plumbing, Windows, Siding, Roofing, Interior Renovations and Doors work without applying for a permit.

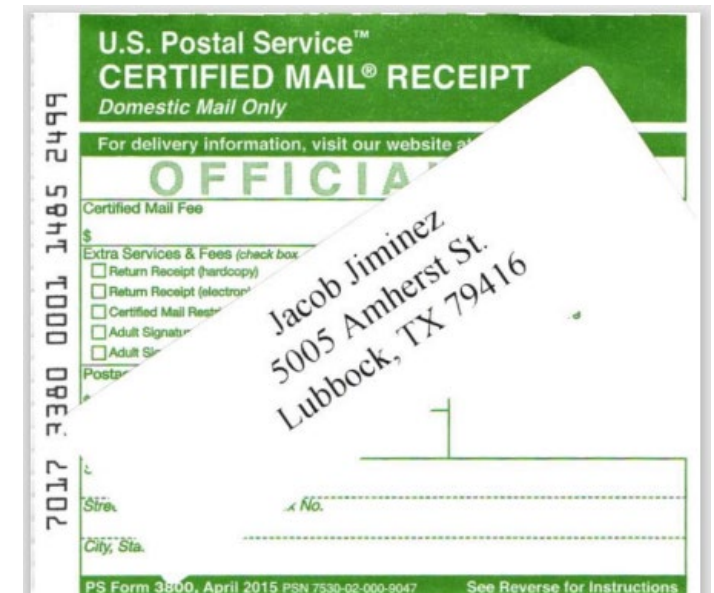
To avoid further code enforcement actions against the property please correct the current violations no later than March 22, 2024 as noted. Thank you in advance for your cooperation in this matter.

To apply for the permit please get in touch with the Building Department. They can be reached at (352) 735-7115 or at building@cityofmounddora.com.

If you have further questions or concerns regarding Code Compliance, please call (352) 735-7112 ext. 1705 or email us at plandev@cityofmounddora.com.

Photos attached.


Adam Sumner
Code Compliance Manager
City of Mount Dora, Florida



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Postage

7017 3380 0001 1485 2499

Jacob Jiminez
5005 Amherst St.
Lubbock, TX 79416

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Code Compliance: Notice of Hearing sent Certified Mail

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,)
Plaintiff,)
vs.) CASE NO: 2023-0159
JACOB B. JIMINEZ)
Defendant)

NOTICE OF HEARING

TO:
JACOB B. JIMINEZ
5005 AMHERST STREET
LUBBOCK, TX, 79416


YOU ARE NOTIFIED that pursuant to Florida Statutes, Section 162.23, a hearing before the Code Enforcement Special Magistrate has been scheduled regarding your violation of City Code on that property located at 1503 GRANITE STATE COURT, Mount Dora, Florida 32757. **The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on APRIL 11, 2024 or as soon thereafter as can be heard, in the boardroom at City Hall, 510 North Baker Street, Mount Dora, Florida.**

This hearing will be held even if the violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Enforcement Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Catherine Hutcheson no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If

hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 22nd day of March, 2024.


JAMES E. PAUL
Code Compliance Inspector
City of Mount Dora, Florida

9589 0710 5270 1236 1854 76

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Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy) \$		
<input type="checkbox"/> Return Receipt (electronic) \$		
<input type="checkbox"/> Certified Mail Restricted Delivery \$		
<input type="checkbox"/> Adult Signature Required \$		
<input type="checkbox"/> Adult Signature Restricted Delivery \$		
Postage \$		
Total Postage and Fees \$		
Sent To	Jacob B. Jiminez	
Street and Apt. No., or PO Box No.	5005 Amherst St.	
City, State, ZIP+4®	Lubbock, TX 79416	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Code Compliance: Notice of Hearing Posted

AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida

State of Florida
County of Lake

Re: Case No. 2023-0159

James E. Paul being first duly affirmed, deposes and says:

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:

____ Notice of Code Violation
 Notice of Hearing

- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1503 Granite State Court, Mount Dora, Florida, by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

____ a.) That on the ____ day of _____, 20____, at ____ o'clock ____ PM ____, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____; or

____ b.) That on the ____ day of _____, 20____, at ____ o'clock ____ P. M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of business.

POSTING & FIRST-CLASS MAIL:

a.) That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 22nd day of March, 2024, at 4:00 o'clock p.m..

b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 22nd day of March, 2024," also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 4:00 o'clock p.m..

Further affiant saith not.

SUBSCRIBED AND AFFIRMED before me this 3/22/2024 by James Paul
(Date)

who is personally known to me and who took an oath.

Catherine Hutcherson
Notary Public Signature
Commission No. 1012025
Catherine Hutcherson
Name of Notary Typed, Printed, or Stamped



PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Jacob B. Jiminez

Name: James E. Paul being first duly affirmed, deposes and says:..

- That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
- That I observed the following violation: Performing work without permit

- Photograph evidence was obtained at the following location:
15030 Granite State Court, Mount Dora, Florida.
- Date Photos Obtained March 22, 2024.

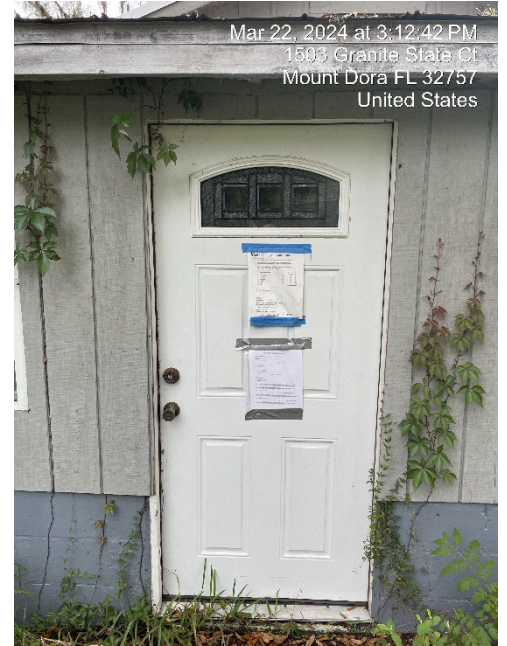
James E. Paul
Code Compliance Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or [] online notarization, this 22 day of March, 2024, by James Paul, who is personally known to me or [] produced as identification.

SEAL:

Catherine Hutcherson
Signature of Notary



Current Condition of Property:



Current Condition of Property:



Building Division Recommendation:

- Building Division recommends the owner apply for and obtain a building permit within 30 days of this hearing date of April 11, 2024.
- If the issuance of a permit has not been obtained the Building Division recommends assessing a fine on the property for \$250.00 a day until compliance is met.

Code Section Cited:

F.S. 553.79 Permits; applications; issuance; inspections.—(1)(a) After the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency.

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted.: (a) *Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

2020 Florida Building Code, Building, 7th Edition, [A]105.1 Required. Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

CITY OF MOUNT DORA, FLORIDA CODE COMPLIANCE VS. CHECKERS ENTERPRISES LLC

CASE NO. 2024-0013: STOP WORK ORDER FOR UNSAFE STRUCTURE DUE TO STRUCTURE FIRE. PERMITS REQUIRED TO REPAIR AND REBUILD OR DEMOLISH STRUCTURE.



Case Brief

Code Case #E2024-0013	
Property Address	1640 Strathmore Circle, Mount Dora, FL 32757
Property Owner	Checkers Enterprises LLC
Property Owner Mailing Address	1801 Lake Terrace Drive, Eustis, FL 32726-5709
Complaint	Stop work order for unsafe structure due to a fire. Property Owner is required to apply and obtain permits to repair or demolish the structure.
Code Section Cited	F.S. 553.79(adopts FBC), FBC 116.5 Restoration Where the structure or equipment determined to be unsafe by the <i>building official</i> is restored to a safe condition, to the extent that repairs, <i>alterations</i> or <i>additions</i> are made or a change of occupancy occurs during the restoration of the structure, such <i>repairs, alterations, additions</i> and change of occupancy shall comply with the requirements of Section 105.2.2 and the <i>Florida Building Code, Existing Building</i> . Code of Ordinances Sec 10-1(a), FBC-Building 105.1, requires property owners to obtain Building Permits for regulated work. Code of Ordinances Sec 10-1(c) (6) "Fire-damaged structures":
Respondent/s notified	Yes
Case Commencement	Building Inspector, John Abner
Stop Work Order	November, 15, 2023
Notice of Violation	February 12, 2024
Notice of Hearing	March 22, 2024
Recommendation	Building Division recommends owner apply and obtain necessary building permit to repair or demolish the structure

Property Information- Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- MAIN
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- RECORDS CUSTODIAN
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE

PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

Name:	CHECKERS ENTERPRISES LLC	Alternate Key:	3876999
Mailing Address:	1801 LAKE TERRACE DR EUSTIS, FL 32726-5709 Update Mailing Address	Parcel Number:	17-19-27-0013-000-06800
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1640 STRATHMORE CIR MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	LANCASTER AT LOCH LEVEN PHASE 2B REPLAT PB 64 PG 7-8 LOT 68 ORB 4598 PG 885		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1.000	Lot	\$87,750.00	\$87,750.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)



Timeline

Date	Event
November 14, 2023	Field inspection by Building Division observed an unsafe structure due to a fire and a Stop Work Order was generated due to no building permit being issued or obtained.
November 15, 2023	Mailed 'Notice of Unsafe Condition' to Property Owner in certified mail with return receipt dtd 12/2/23
November 20, 2023	Property Posted with UNSAFE DO NOT OCCUPY Notice. "Notice to Owner Unsafe Structure" mailed to Property Owner.
January 22, 2024	Magistrate Warning Letter mailed to Property Owner in certified with return receipt dtd 1/27/24
February 12, 2024	Case Forwarded to Code Compliance; Notice of Violation mailed to property owner certified.
March 20, 2024	Notice of Violation returned to sender, unopened and undeliverable
March 22, 2024	Notice of Hearing mailed to property owner certified and posted at property.

Field Inspection Photos: November 14, 2023



Field Inspection Photos: November 14, 2023



Field Inspection Photos: November 14, 2023



PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 1640 Strathmore Cir.

Name: John Adwer being first duly affirmed, deposes and says:

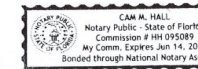
1. That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
2. That I observed the following:
 Work without a permit
 Unsafe conditions
3. Photograph evidence was obtained at the following location:
1640 Strathmore Cir. Mount Dora, Florida.
4. Date Photos Obtained 11-14-23


Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

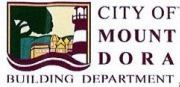
Sworn to (or affirmed) and subscribed before me by physical presence or online notarization, this 14th day of December, 2023, by John Adwer, who is personally known to me or produced as identification.

SEAL:




Signature of Notary

Notice of Unsafe Condition: Mailed to Property Owner



CITY OF MOUNT DORA
BUILDING DEPARTMENT

Office of the City Manager
352-735-7126
Fax: 352-735-4801

Finance Department
352-735-7118
Fax: 352-735-1406

Planning and Development
352-735-7112
Fax: 352-735-7191

Building Department
352-735-7115
Fax: 352-735-7191
buildingdept@cityofmoundora.com

City Hall Annex
900 N. Donnelly St.
Mount Dora, FL 32757

Parks and Recreation
352-735-7183
Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
352-735-7130
Fax: 352-383-4623

Fire Department
352-735-7140
Fax: 352-383-0881

Public Works Complex
1250 N. Highland St.
Mount Dora, FL 32757
352-735-7151
Alt. Tel: 352-735-7105
Fax: 352-735-1539
Alt. Fax: 352-735-2892

W. T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180
Fax: 352-735-0074

Website:
www.cityofmoundora.com

Notice of "Unsafe Condition" BFP-901

Date: 11/15/23

Re: Unsafe Structure at 1640 Strathmore Cir

On November 14, 2023, a field inspection was performed by John Abner, Deputy Building Official for the City of Mount Dora Building Division. The structure was found to be unsafe and found not in compliance with the 2020 Florida Building Code Chapter 1 Section 116, the 2021 I.C.C. Property Maintenance Code, and City of Mount Dora Ordinance 2007-938.

Photograph evidence was collected. The inspection revealed the following citations:

Due to structure fire this property is unsafe, contractor required to pull permit for repairs. This will include engineered drawings, structural, electric, plumbing, and mechanical.

A permit shall be obtained to repair or replace any system.

Photos attached.

John Abner
Deputy Building Official



AFFIDAVIT OF MAILING
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 1640 Strathmore Cir.

Name: Stacey Hart being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1640 Strathmore Cir., Mount Dora, Florida, by the following method:

FIRST-CLASS MAIL:

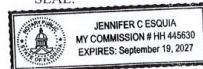
That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 15 day of November, 2023, at 11:00 am pm

[Signature]
Building Official
Deputy Building Official
Permit Technician

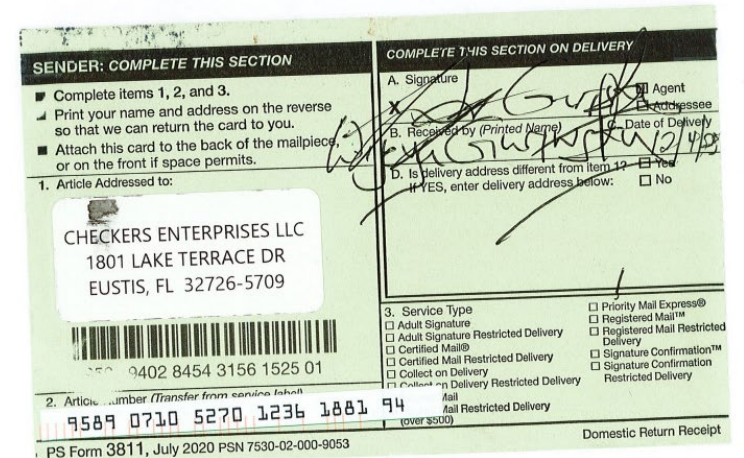
STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 15 day of November, 2023, by Stacey Hart, who [] is personally known to me or [] produced as identification.

SEAL:



[Signature]
Signature of Notary



Notice of Unsafe Structure: Mailed to Property Owner



Building Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmountdora.com

NOTICE TO OWNER *UNSAFE STRUCTURE*

11/20/2023

CHECKERS ENTERPRISES LLC
1801 LAKE TERRACE DR
EUSTIS, FL 32726-5709

RE: Unsafe Structure at 1640 STRATHMORE CIR

CHECKERS ENTERPRISES LLC:

The Building Department was notified on November 14, 2023, that the site at 1640 STRATHMORE CIR was deemed unsafe. Please see attached report.

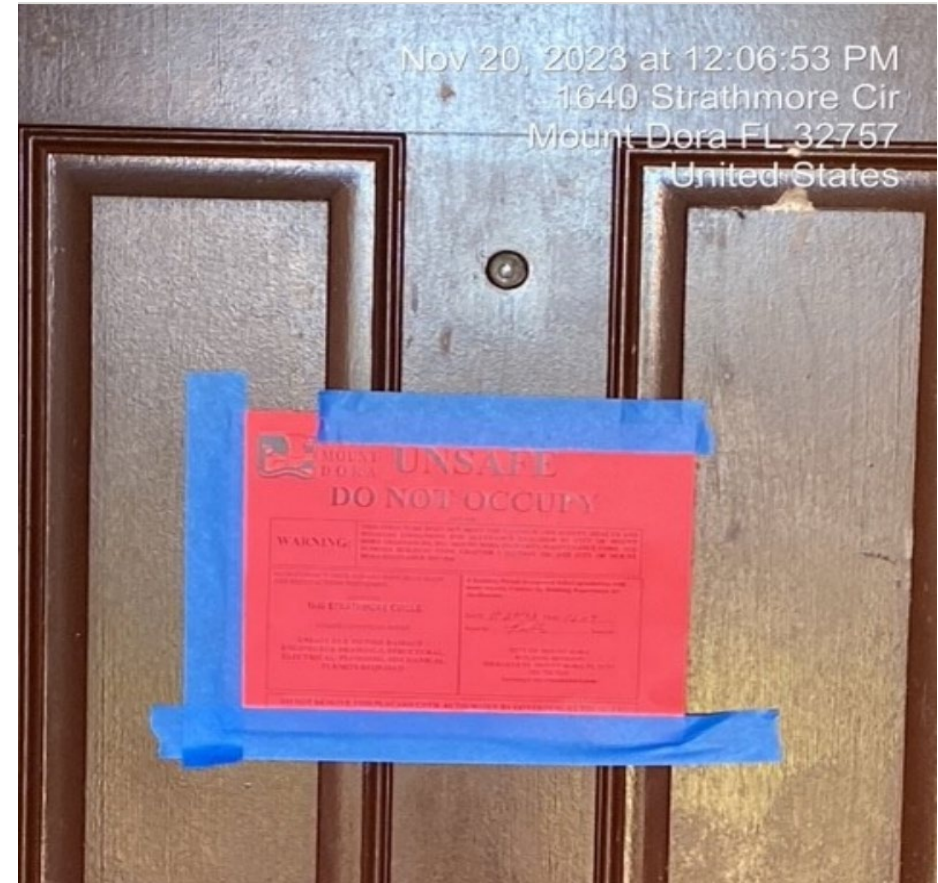
An application for a permit to either repair or demolish the structure must be submitted within 15 days. Failure to secure the structure and apply for the appropriate permit will result in this report being forwarded to Code Enforcement for further action.

Should you have any questions, please feel free to contact us at (352) 735 7115.

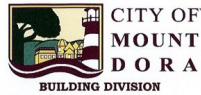
Sincerely,

Michael Wieland
Building Official/Fire Marshal

Notice of UNSAFE - DO NOT OCCUPY: Property Posted - November 20, 2023



Unsafe Structure Magistrate Letter: Certified Mail to Property Owner



Building Division
 510 North Baker Street
 Mount Dora, FL 32757
 (352) 735-7115
 Fax: (352) 735-7191
 Email: building@cityofmountdora.com

01/22/2024

CHECKERS ENTERPRISES LLC
 1801 LAKE TERRACE DR
 EUSTIS, FL 32726-5709

RE: UNSAFE, 1640 STRATHMORE CIR

An UNSAFE was placed at your property regarding the information listed below:

UNSAFE date: 11/14/23
 Work cited: DUE TO STRUCTURE FIRE, ENGINEERED DRAWINGS
 REQUIRED FOR PERMIT - STRUCTURAL, ELECTRIC,
 PLUMBING AND MECHANICAL DAMAGE

At this time, your UNSAFE has not been remedied. The next action regarding this issue is a magistrate hearing. You will receive another letter informing you of the date and time of your hearing with the City of Mount Dora Magistrate.

If you have any questions, please contact our office at (352) 735-7115 or building@cityofmountdora.com.

Michael Wieland, Building Official
 City of Mount Dora
 Building Division

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Postmark Here

CHECKERS ENTERPRISES LLC
 1801 LAKE TERRACE DR
 EUSTIS, FL 32726-5709

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHECKERS ENTERPRISES LLC
 1801 LAKE TERRACE DR
 EUSTIS, FL 32726-5709

9590 9402 8454 3156 1513 99

2. Article Number (Transfer from service label)
 7021 1970 0001 9650 4701

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 * David Gurinsky

B. Received by (Printed Name)
 David Gurinsky

C. Date of Delivery
 1/27/24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

7021 1970 0001 9650 4701

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Code Compliance: Notice of Violation Mailed

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.)
)
Checkers Enterprises, LLC.)
)
)
Defendants)

CASE NO: 2024-0013

NOTICE OF VIOLATION

TO:
Checkers Enterprises, LLC.
1801 Lake Terrace Dr.
Eustis, FL 32726-5709

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at 1640 Strathmore Cir., Mount Dora, Florida 32757, that were caused by a structural fire. The Stop Work Order/ Unsafe Structure as required by the following City of Mount Dora Code of Ordinances:

Alternate Key No.: 3876999

The regulation giving rise to the violation is as follows:

Sec. 26-93. - Occupancy of building. No building, dwelling, or dwelling unit which has been condemned and placarded as unsafe or unfit for human habitation shall again be used for human habitation until approval is secured from and the placard is removed by the enforcement officer. Further, the parcel of property upon which a structure which has been condemned and placarded as unsafe or unfit for human habitation shall not be used or occupied by any person until approval is secured and the placard is removed by the enforcement officer. The enforcement officer shall remove such placard wherever the defect upon which the condemnation and placarding action was based have been eliminated.

(Code 1995, § 54.440; Ord. No. 2010-11, § 2, 8-3-2010)

Please correct the violation by applying for and obtaining the proper building permit for the damage caused by the structural fire to include structural, electric, plumbing and mechanical damage.

To avoid further code enforcement actions against the property please correct the current violations no later than March 22, 2024 as noted. Thank you in advance for your cooperation in this matter.

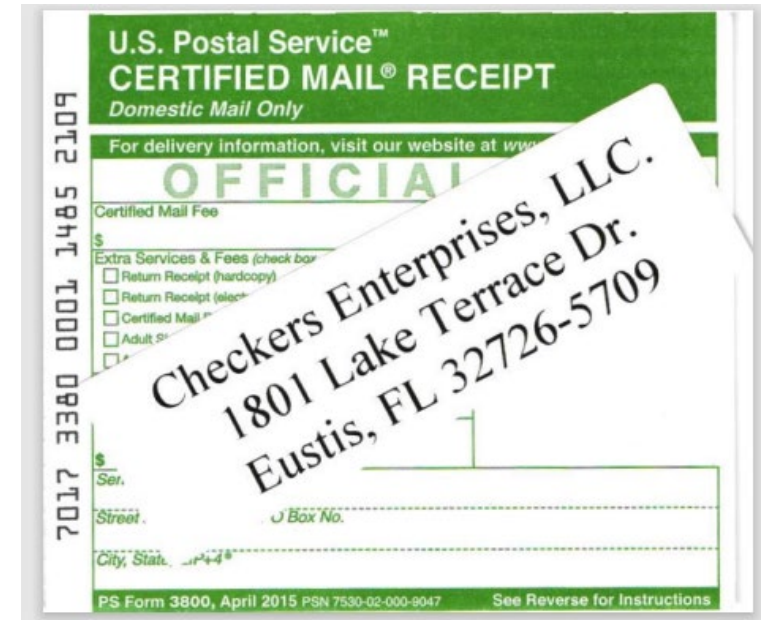
To apply for the permit please get in touch with the Building Department. They can be reached at (352) 735-7115 or at building@cityofmoundora.com.

If you have further questions or concerns regarding Code Compliance, please call (352) 735-7112 ext. 1705 or email us at plandev@cityofmoundora.com.

Photos attached.



Adam Sumner
Code Compliance Manager
City of Mount Dora, Florida



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Certified Mail Fee
\$

Extra Services & Fees (check box)

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted

Adult Signature Required

Signature Required

Checkers Enterprises, LLC.
1801 Lake Terrace Dr.
Eustis, FL 32726-5709

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Code Compliance: Notice of Hearing Mailed Certified

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.)
)
CHECKERS ENTERPRISES LLC)
)
)
Defendant)

CASE NO: 2024-0013

NOTICE OF HEARING

TO:
CHECKERS ENTERPRISES LLC
1801 LAKE TERRACE DRIVE
EUSTIS, FL 32726-5709

YOU ARE NOTIFIED that pursuant to Florida Statutes, Section 162.23, a hearing before the Code Enforcement Special Magistrate has been scheduled regarding your violation of City Code on that property located at 1640 STRATHMORE CIRCLE, Mount Dora, Florida 32757. **The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on April 11, 2024 or as soon thereafter as can be heard, in the boardroom at City Hall, 510 North Baker Street, Mount Dora, Florida.**

This hearing will be held even if the violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Enforcement Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Catherine Hutcheson no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If

hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 22nd day of March, 2024.


James E. Paul
Code Compliance Inspector
City of Mount Dora, Florida

9589 0710 5270 1236 1854 90

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent To
Checkers Enterprises LLC
1801 Lake Terrace Drive
Eustis, FL 32726-5709

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Code Compliance: Notice of Hearing Posted

AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida

State of Florida
County of Lake

Re: Case No. 2024-0013

James E. Paul being first duly affirmed, deposes and says:

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:

Notice of Code Violation
 Notice of Hearing

- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1640 Strathmore Circle, Mount Dora, Florida, by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the _____ day of _____, 20____, at _____ o'clock _____ P.M., I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____; or

b.) That on the _____ day of _____, 20____, at _____ o'clock _____ P. M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of business.

POSTING & FIRST-CLASS MAIL:

a.) That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 22nd day of March 2024, at 4:00 o'clock p.m.,

b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 22nd day of March 2024," also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 4:00 o'clock p.m.

Further affiant saith not.

SUBSCRIBED AND AFFIRMED before me this 3/22/2024 by James Paul
(Date)

who is personally known to me and who took an oath.

Notary Public Signature
Commission No. 1012025
Name of Notary Typed, Printed, or Stamped
CATHERINE HUTCHESON



PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Checkers Enterprises LLC

Name: James E. Paul being first duly affirmed, deposes and says:

- That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
- That I observed the following violation: Stop Work Order for Unsafe Structure due to fire. Permits required to repair and rebuild or demolish.
- Photograph evidence was obtained at the following location:
1640 Strathmore Circle, Mount Dora, Florida.
- Date Photos Obtained March 22, 2024.

James E. Paul
Code Compliance Inspector

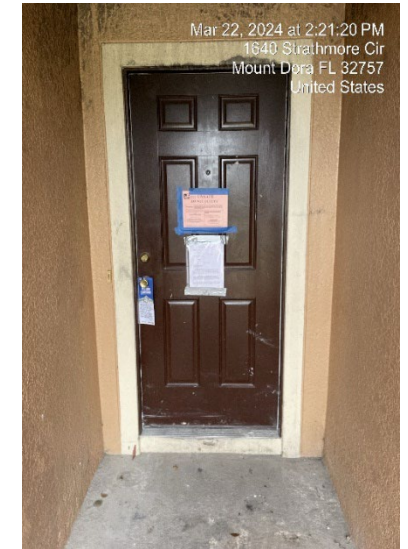
STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 22 day of March, 20 24, by James Paul, who is personally known to me or [] produced as identification.

SEAL:



Signature of Notary



Building Division Recommendation:

- Building Division recommends the owner apply for and obtain a building permit to repair or demolish the structure within 30 days of this hearing date of April 11, 2024
- If the issuance of a permit has not been obtained the Building Division recommends assessing a fine on the property for \$250.00 a day until compliance is met.

Code Section Cited:

F.S. 553.79 Permits; applications; issuance; inspections.—(1)(a) After the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency.

FBC 116.5 Restoration: Where the structure or equipment determined to be unsafe by the *building official* is restored to a safe condition, to the extent that repairs, *alterations* or *additions* are made or a change of occupancy occurs during the restoration of the structure, such *repairs, alterations, additions* and change of occupancy shall comply with the requirements of Section 105.2.2 and the *Florida Building Code, Existing Building*.

FBC-Existing Definitions: Unsafe. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of dangerous, or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

Code Section Cited:

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted.: (a) *Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted.: (c) *Additions.* Additions to the state building code adopted in subsection (a) of this section shall be as follows: (6) Add to section 104, entitled "Fire-damaged structures": a. The fire-damaged structure shall be secured within 48 hours of the fire incident and a permit for repair/reconstruction shall be applied for within 90 days of the fire incident. The building official shall determine the extent to which the existing structure/systems shall be made to conform to the requirements of the technical codes for new construction. b. When deemed necessary by the building official, a report on the integrity of the structure from an engineer registered in the state will be required for permitting. c. Violation of these conditions shall authorize the building official, or his designee, to place a stop work order or declare a structure unsafe. d. Other remedies may include having the structure demolished by the city and charging all costs to the contractor and/or property owner or by referring the matter to code enforcement.

**CITY OF MOUNT DORA, FLORIDA
CODE COMPLIANCE
VS.
LINTON KAREN A ET AL**

CASE NO. 2023-0275: BUILDING PERMIT REQUIRED
SHED, DECK, ELECTRIC, FRONT DOOR, & DEMOLITION OF
PROPANE PIPING, A/C/ UNIT & WATER HEATER REPLACEMENT



Case Brief

Code Case #E2023-0275	
Property Address	1704 N Orange St., Mount Dora, Florida 32757
Property Owner	Linton, Karen A. Et. Al.
Property Owner Mailing Address	1704 N. Orange St., Mount Dora, FL 32757
Complaint	Stop work order for erecting shed, deck, electric, front door and demolition of propane piping, a/c unit and water heater replacement without a building permit.
Code Section Cited	F.S. 553.79(adopts FBC), Code of Ordinances Sec 10-1(a), FBC-Building 105.1, requires property owners to obtain Building Permits for regulated work.
Respondent/s notified	Yes
Case Commencement	Building Inspector, Michael Wieland
Stop Work Order	July 18, 2023
Notice of Hearing	December 14, 2023
Recommendation	Building Division recommends owner apply and obtain necessary building permit, including all other trade permits; subject to zoning (setbacks).

Property Information: Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- ☑ MAIN
- ☑ PROPERTY SEARCH
- ☑ MAP SEARCH
- ☑ SALES SEARCH
- ☑ EXEMPTIONS
- ☑ TAX ESTIMATOR
- ☑ FORMS
- ☑ ADDRESS CHANGE
- ☑ LINKS
- ☑ TAX ROLL DATA
- ☑ VALUE ADJ. BOARD
- ☑ BILL OF RIGHTS
- ☑ ACCESSIBILITY
- ☑ RECORDS CUSTODIAN
- ☑ BUDGET
- ☑ EMPLOYMENT
- ☑ REPORT FRAUD
- ☑ CONTACT US
- ☑ OUR OFFICE
- ☑ SITE NOTICE



PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

Name:	LINTON KAREN A ET AL	Alternate Key:	1446929
Mailing Address:	1704 N ORANGE ST MOUNT DORA, FL 32757-3012 Update Mailing Address	Parcel Number:	29-19-27-0002-000-05200
Property Location:	1704 ORANGE ST MOUNT DORA FL, 32757	Millage Group and City:	0MD2 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Description:	W 125 FT OF S 75 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF NE 1/4 OF NW 1/4 ORB 5715 PG 2436	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	80	125		10000.000	FD	\$37,809.00	\$37,809.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$64,909.00
-------------	-----------------------------

Summary

Year Built: 1953	Total Living Area: 1120	Central A/C: No	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	

[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1120



Timeline

	Event
July 17 & 18, 2023	Field inspection by Building Division observed a shed, deck erected along with electric, front door, demolition of propane piping, a/c unit and water heater replacement and a Stop Work Order was generated due to no building permit being issued or obtained. A Stop Work Order was generated and a certified notice mailed to the property owner.
July 18, 2023	Affidavit of mailing a certified copy of the Stop Work Order mailed to the property owner.
July 20, 2023	Affidavit of Posting the Stop Work Order.
July 27, 2023	Certified notice to property owner of the Stop Work Order.
August 31, 2023	Certified notice to property owner of the Stop Work Order (Different owner).
November 2, 2023	Notice of Magistrate hearing mailed certified.

Field Inspection: July 17 & 18, 2023



Field Inspection: July 18, 2023



Notice of Stop Work Order: July 20, 2023 – Property Posted



STOP WORK ORDER

Florida Building Code 115.1, Florida State Statute 553.79(1)(a), Code of Ordinances 10.1 Authority: Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

This structure has been inspected and is not acceptable for one or more of the following reasons:

- No Building Permit/Work being performed outside scope of permit. FBC Section 105.1
FL Statute 489.13
- Unlicensed Contractor
- Construction Sec. _____ FBC FRC
- Plumbing Sec. _____ FBC FRC
- Mechanical Sec. _____ FBC FRC
- Electrical Sec. _____ FBC FRC
- Gas Sec. _____ FBC FRGC
- Other: _____

Comments:

Shed, Deck, Electric, Front Door, Demolition of propane piping, a/c unit and water heater replacement.

Photos Taken: YES NO

Please Contact the Building Department at building@cityofmountdora.com for Instructions.

Parcel ID: 29-19-27-0050-120-00008

Address: 1704 N ORANGE ST

Date: 07/18/2023

Inspector: RICK SANDERS

DO NOT REMOVE THIS NOTICE



AFFIDAVIT OF POSTING City of Mount Dora, Florida

State of Florida, County of Lake


Re: Property Address 1704 N Orange St

Name: Richard Sanders being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1704 N Orange Street Mount Dora, Florida, by the following method:

POSTING:

I personally posted the above-described papers, which are attached hereto, at the above-referenced location and on 20 day of July, 2023, also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 12:35 am/pm.



Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or [] online notarization, this 21 day of July, 2023, by Richard Sanders, who is personally known to me or [] produced as identification.

SEAL:





Signature of Notary

Stop Work Order: Notice Mailed



Building & Fire Prevention Construction Services
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmoundora.com

Notice of "Stop Work Order"

ANDERSON JOHN A TRUSTEE
PO BOX 131
SARASOTA, FL 34230

Pursuant to the Florida Building Code, State Statute 553.79(1)(a), Code of Ordinances 10.1, Building 7th Ed Section 115.1 as adopted by the City of Mount Dora, Florida, a "Stop Work Order" has been duly posted at: **1704 N ORANGE ST** with the Parcel ID: 29-19-27-0050-120-00008, on 07/18/2023.

Building Inspector Assigned: Rick Sanders
Photographs Taken: Yes No
Permit #

Contractor:
Mailing Address:

REASON FOR ORDER – FBC 105.1 Building Permit Required: Shed, Deck, Electric, Front Door, demolition of Propane Piping, a/c unit and water heater replacement.

CITED WORK MAY RESUME: When proper permits have been obtained.
Additional Information:

CONTACT WITH THIS DEPARTMENT SHALL BE MADE WITHIN 15 DAYS RECEIPT OF THIS NOTICE OR THE CASE SHALL BE FORWARDED TO CODE ENFORCEMENT FOR FURTHER ACTION

BUILDING OFFICIAL: Michael Wieland

DATE: 07/18/2023

REVISED 03/10



AFFIDAVIT OF MAILING City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 1704 N. Orange St

Name: Cam Hall being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1704 N. Orange Street Mount Dora, Florida, by the following method:

FIRST-CLASS MAIL:

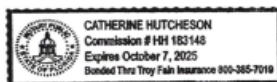
That the Notice of Stop Work Order / Unsafe was sent to the owner(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 18th day of July, 2023, at 11:17 am pm

Cam Hall
Building Official
Deputy Building Official
Permit Technician
Administrative Supervisor

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or [] online notarization, this 18th day of July, 2023, by Cam Hall, who is personally known to me or [] produced as identification.

SEAL:



[Signature]
Signature of Notary

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
\$
Total Postage and Fee \$

Sent To
KAREN A LINTON ET AL
1837 SUNSET PALM DR
AOPKA, FL 32712

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF MOUNT DORA
510 N. Baker Street
Mount Dora, FL 32757

7023 1970 0001 9650 0826

NO FL 328
28 JUL 2023 PM 3 L

US POSTAGE
\$04.98⁹

KAREN A LINTON ET AL
1837 SUNSET PALM DR
AOPKA, FL 32712

NIXIE 339 CE 1 0208/23/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
MANUAL PROC REQ *0374-04065-28-41

32712-819837

Notice of Hearing: Notice Mailed to Property Owner

BEFORE THE CODE COMPLIANCE INSPECTOR MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
corporation,)
Plaintiff,)
vs.) COMPLAINT NO.)
LINTON KAREN A ET AL,) E2023-0275)
Defendant.)

NOTICE OF HEARING


TO:
LINTON KAREN A ET AL
1704 N ORANGE ST
MOUNT DORA, FL 32757-3012

YOU ARE NOTIFIED that a hearing before the Code Compliance Inspector Special Magistrate has been scheduled regarding your alleged violation on the property at 1704 N ORANGE ST. The hearing before the Code Compliance Inspector Magistrate is scheduled for 10:00 A.M. on December 14, 2023, or as soon thereafter as can be heard, in the board room at City Hall, 510 North Baker Street, Mount Dora, Florida.

This hearing will be held even if the alleged violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Compliance Board with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Tannia Jett no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 11/02/2023.



Tannia Jett
Code Compliance Inspector
City of Mount Dora, Florida

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	Linton Karen A Et Al 1704 N. Orange St. Mount Dora, FL 32757-3012
Total Postage and Fee \$	
Sent To	
Street and Apt. No., or City, State, ZIP+4®	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Building Division Recommendation:

- Building Division recommends the owner apply for and obtain building permit for the primary structure.
- Building Division recommends the owner apply for and obtain building permit for the accessory structure or remove the accessory structure within 30 days of this hearing.
- If owner does not comply with the above recommendation, City Staff recommends to the Magistrate to impose a \$250 per day fine until such time as the owner/designee applies and obtains the required permit above.

Code Section Cited:

F.S. 553.79 Permits; applications; issuance; inspections.—(1)(a) After the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency.

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted. (a)*Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

Current Re-inspection: March 13, 2024



Current Re-inspection: March 13, 2024



Current Re-inspection: March 13, 2024



**CITY OF MOUNT DORA, FLORIDA
CODE COMPLIANCE
VS.
WHITE ANGELO B & THERESA**

CASE NO. 2023-0276: BUILDING PERMIT REQUIRED
ADJOINING POLE BARN TO EXISTING BUILDING.



Case Brief

Code Case #E2023-0276	
Property Address	1794 Unser St., Mount Dora, FL 32757
Property Owner	White, Angelo B. & Theresa
Property Owner Mailing Address	1868 Unser, Mount Dora, FL 32757
Complaint	Stop work order for adjoining pole barn to existing building without securing a permit.
Code Section Cited	F.S. 553.79(adopts FBC), Code of Ordinances Sec 10-1(a), FBC-Building 105.1, requires property owners to obtain Building Permits for regulated work.
Respondent/s notified	Yes
Case Commencement	Building Inspector, Christine Maree
Stop Work Order	July 7, 2023
Notice of Hearing	December 14, 2023
Recommendation	Building Division recommends owner apply and obtain necessary building permit; subject to zoning (setbacks).

Property Information: Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- MAIN
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- RECORDS CUSTODIAN
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE
- SITE NOTICE



PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

Name:	WHITE ANGELO B & THERESA	Alternate Key:	1802598
Mailing Address:	1868 N UNSER ST MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	29-19-27-0001-000-01507
		Millage Group and City:	0MD2 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1794 N UNSER ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	S 100 FT OF W 150 FT OF NE 1/4 OF SE 1/4 OF NW 1/4 OF NE 1/4 ORB 1534 PG 2023		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	100	150		15000.000	FD	\$36,939.00	\$36,939.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Miscellaneous Improvements

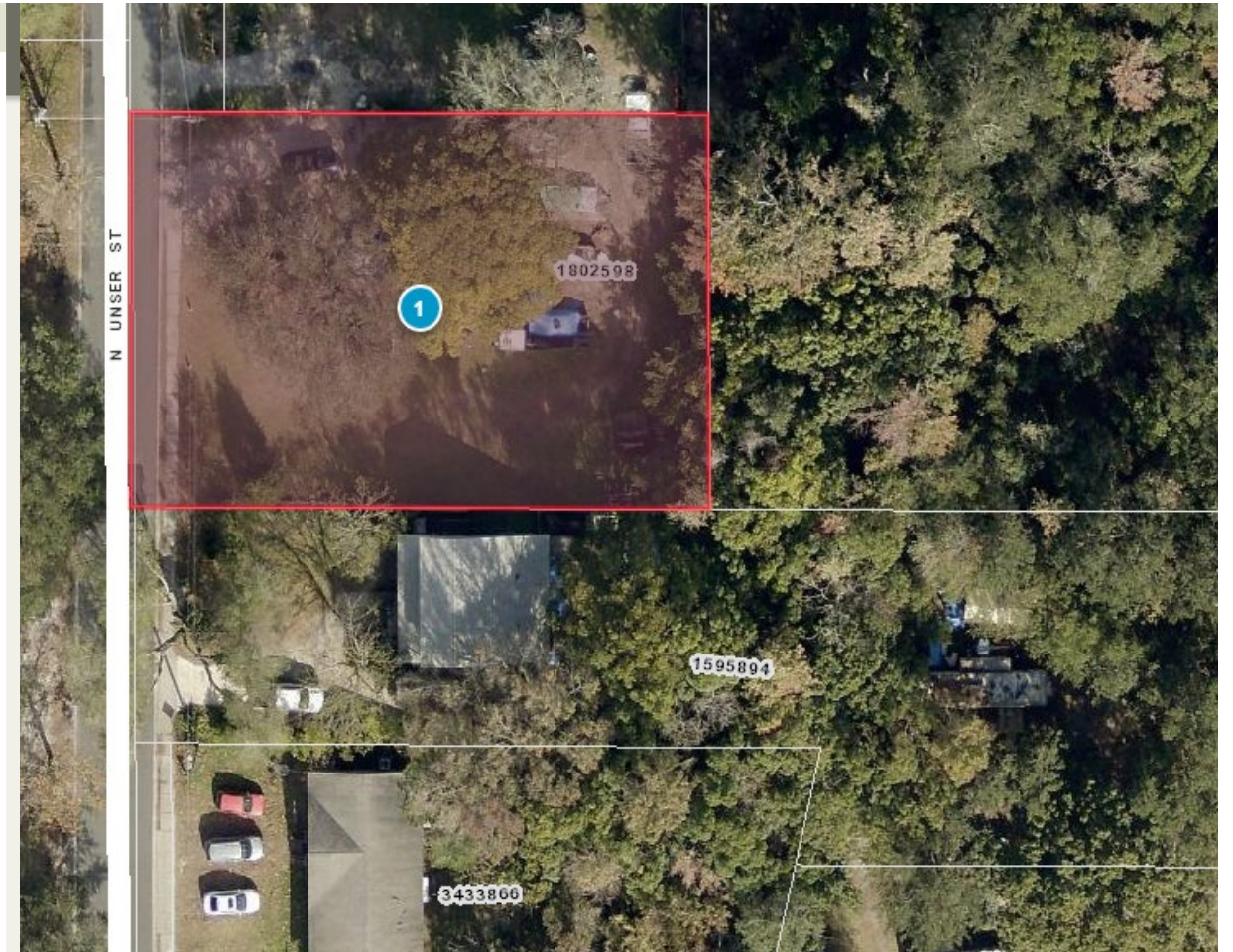
There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1534 / 2023	07/1997	Tax Deed	Unqualified	Vacant	\$1,900.00

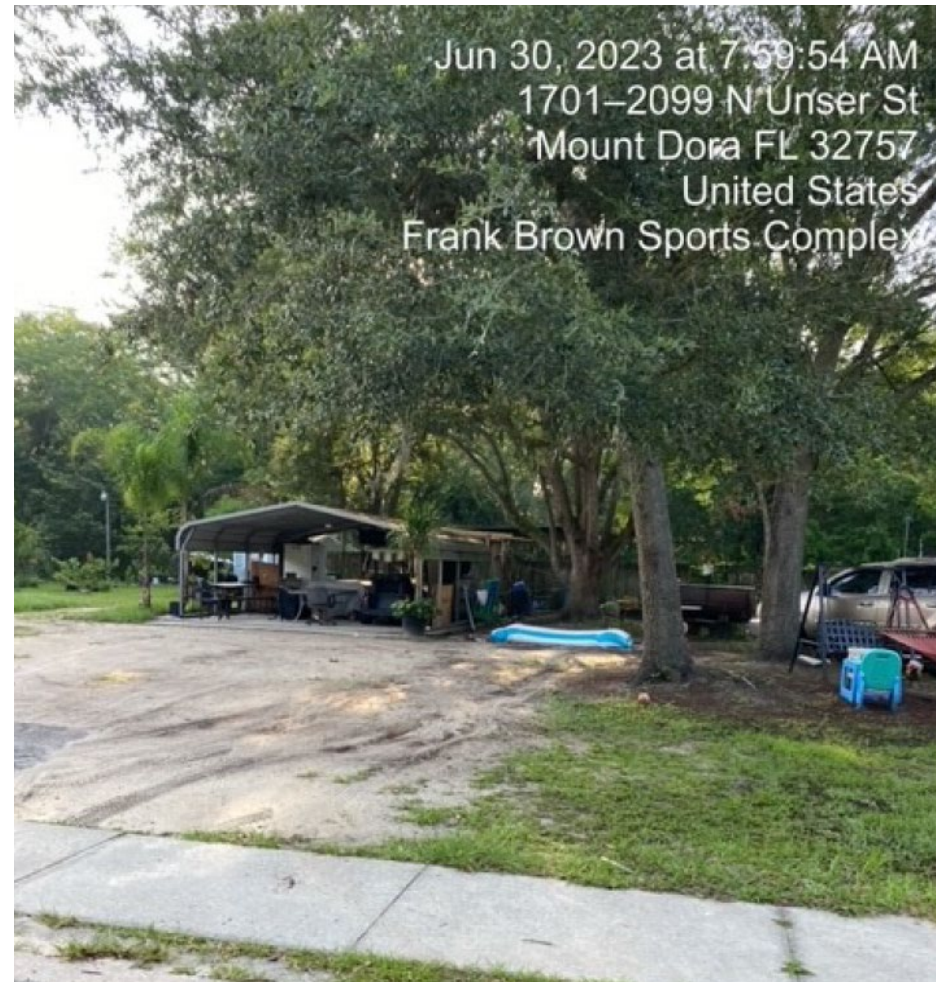
[Click here to search for mortgages, liens, and other legal documents.](#)



Timeline

Date	Event
June 30, 2023	Field inspection by Building Department observed a carport erected.
July 7, 2023	A Stop Work Order was generated due to no building permit being issued or obtained. A notice was mailed certified to the property owner. Affidavit of mailing.
July 24, 2023	Property was posted with at Stop Work Order. An affidavit was generated for the posting.
August 14, 2023	Certified notice mailed to the property owner of the Stop Work Order.
September 6, 2023	A certified notice of the Stop Work Order mailed to the property owner.
November 2, 2023	Magistrate certified hearing letter and Affidavit.

Field Inspection: June 30, 2023



Jun 30, 2023 at 7:59:54 AM
1701-2099 N Urser St
Mount Dora FL 32757
United States
Frank Brown Sports Complex

Notice of Stop Work Order: July 7, 2023, Mailed



Building Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmountdora.com

08/14/2023

WHITE ANGELO B & THERESA
1868 UNSER ST
MOUNT DORA, FL 32757

RE: Stop Work Order, 1794 UNSER ST

A Stop Work Order was placed at your property regarding the information listed below:

Stop Work Order date: 7/7/23
Work cited: POLE BARN AND ADJOINING BUILDING TO POLE BARN WITHOUT PERMIT

At this time, your Stop Work Order has not been remedied. The next action regarding this issue is a magistrate hearing. You will receive another letter informing you of the date and time of your hearing with the City of Mount Dora Magistrate.

If you have any questions, please contact our office at (352) 735-7115 or building@cityofmountdora.com.

Michael Wieland, Building Official
City of Mount Dora
Building Division

702J 1970 0001 9650 4428

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	ANGELO B & THERESA WHITE	
Street and Apt. No., or	1868 UNSER ST	
City, State, ZIP+4®	MOUNT DORA, FL 32757	

PS Form 3800, April 2015 PSN 750102-000-3001



AFFIDAVIT OF MAILING
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 1794 Unser St.

Name: Stacy Hart being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1794 Unser St. Mount Dora, Florida, by the following method:

FIRST-CLASS MAIL:

That the Notice of Stop Work Order / Unsafe was sent to the owner(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL, on the 7 day of July, 2023 at 10:30 am / pm

Building Official
Deputy Building Official
Permit Technician
Administrative Supervisor

STATE OF FLORIDA
COUNTY OF LAKE

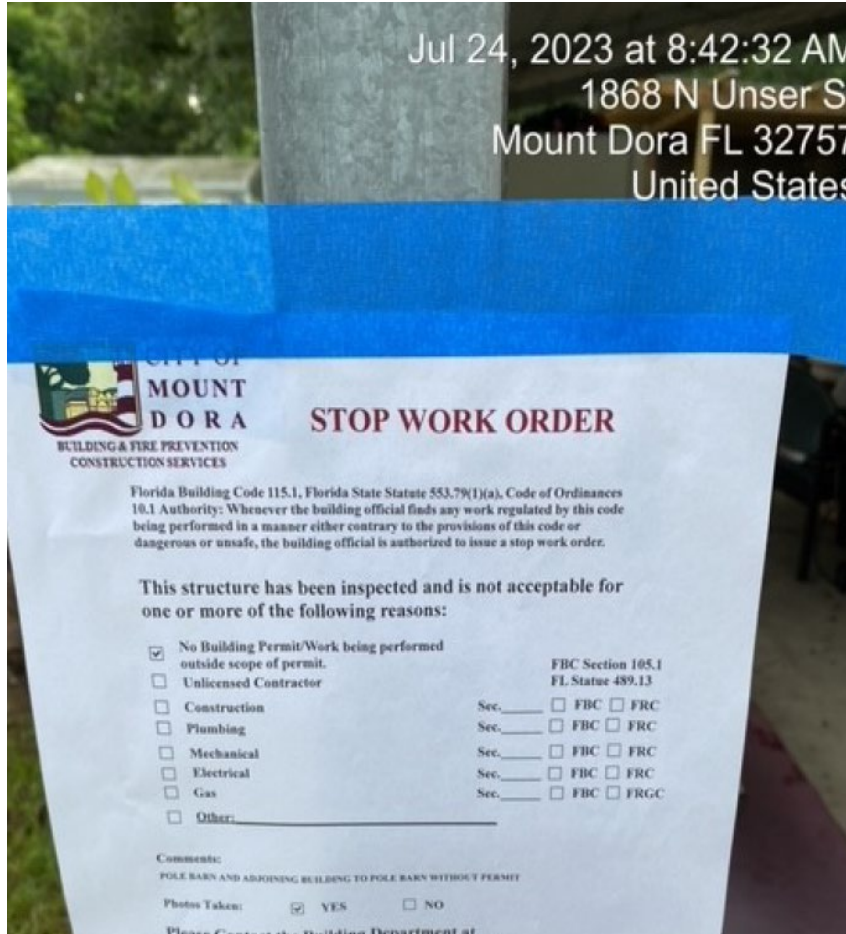
Sworn to (or affirmed) and subscribed before me by physical presence or online notarization, this 7th day of July, 2023, by Stacy Hart, who personally known to me or produced as identification.

SEAL:



Signature of Notary

Notice Of Stop Work Order: July 24, 2023 – Property Posted



AFFIDAVIT OF POSTING
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 1794 Unser St.

Name: Christine Marce being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1794 Unser St. Mount Dora, Florida, by the following method:

POSTING:

I personally posted the above-described papers, which are attached hereto, at the above-referenced location and on 24 day of July, 2023, also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 8:42 (am) pm.

Christine Marce
Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or [] online notarization, this 24 day of July, 2023, by

Christine Marce, who is personally known to me or [] produced as identification.

SEAL:



Stacy Hart
Signature of Notary

Notice of Hearing: Notice Mailed to Property Owner

BEFORE THE CODE COMPLIANCE INSPECTOR MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
corporation,)
)
Plaintiff,)
)
vs.)
)
WHITE ANGELO B & THERESA,)
)
Defendant.)

COMPLAINT NO. E2023-0276

NOTICE OF HEARING


TO:
WHITE ANGELO B & THERESA
1868 UNSER ST
MOUNT DORA, FL 32757

YOU ARE NOTIFIED that a hearing before the Code Compliance Inspector Special Magistrate has been scheduled regarding your alleged violation on the property at 1794 UNSER ST. The hearing before the Code Compliance Inspector Magistrate is scheduled for 10:00 A.M. on December 14, 2023, or as soon thereafter as can be heard, in the board room at City Hall, 510 North Baker Street, Mount Dora, Florida.

This hearing will be held even if the alleged violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Compliance Board with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Tannia Jett no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 11/02/2023.



Tannia Jett
Code Compliance Inspector
City of Mount Dora, Florida

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	White Angelo B. & Theresa
	1868 Unser St.
Street and Apt. No., or P.O. B	Mount Dora, FL 32757
City, State, ZIP+4®	
PS Form 3800, January 2023 PSN 7501-02-000-9047 See Reverse for Instructions	

Building Division Recommendation:

- Building Division recommends the respondent's apply for and obtain a building permit within 90 days of this hearing.
- If the owner does not comply with the above recommendation, City Staff recommends to the Magistrate to impose \$250.00 per day until such time as the owner/designee applies and obtains the required permit above.

Code Section Cited:

F.L. 553.79 Permits; applications; issuance; inspections.—(1)(a) After the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency.

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted.

(a) *Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

Current Re-inspection: March 13, 2024



Current Re-inspection: March 13, 2024



CITY OF MOUNT DORA, FLORIDA CODE COMPLIANCE VS. THO PHUOC & TO-ANH NGUYEN

CASE NO. 2024-0014: STOP WORK ORDER FOR NO BUILDING PERMIT. PERMIT P24-03-0007, APPLIED FOR ONLY NEEDS TO BE OBTAINED BY PAYING FEES, AND REMAINING INSPECTIONS COMPLETED.



Case Brief

Code Case #E2024-0014	
Property Address	2901 W Old US Highway 441, Mount Dora, FL 32757
Property Owner	Tho Phuoc & To-Anh Nguyen
Property Owner Mailing Address	33134 Lakeshore Drive, Tavares, FL 32778
Complaint	Stop work order - Split AC unit installed without permits. Obtain Permits, and Complete Inspections.
Code Section Cited	F.S. 553.79 (adopts Florida Building Code), City Code of Ordinances Sec 10-1(a) (adopts Florida Building Code), Florida Building Code - Building 105.1 , requires property owners to obtain Building Permits for regulated work.
Respondent/s notified	Yes
Case Commencement	Building Inspector, Christine Maree
Stop Work Order	December 4, 2023
Notice of Violation	February 12, 2024
Notice of Hearing	March 22, 2024
Recommendation	Building Division recommends owner obtain necessary Building Permit, and Inspections of work.

Property Information- Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- MAIN
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- RECORDS CUSTODIAN
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE

PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

Name:	NGUYEN THO PHUOC & TO-ANH	Alternate Key:	1408768
Mailing Address:	33134 LAKESHORE DR TAVARES, FL 32778 Update Mailing Address	Parcel Number:	25-19-26-0002-000-00704
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	2925 W OLD US HWY 441 MOUNT DORA FL, 32757	Property Name:	RJ'S DIRTY LAUNDRY Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	FROM SW COR OF SW 1/4 OF NW 1/4 RUN N 0-34-0 W 166.36 FT, N 89-36-45 E 222.22 FT FOR POB, RUN S 0-31-35 E 162.25 FT TO N R/W LINE OF SR 19-A & PT A, RETURN TO POB, RUN N 89-36-45 E 107 FT TO E LINE OF W 1/4 OF SW 1/4 OF NW 1/4, S 0-33-15 E 168.34 FT TO N R/W LINE OF SR 19-A, N 87-12-0 W ALONG SAID N R/W LINE 107.30 FT TO PT A ORB 2505 PG 1180		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	STORE - 1 STORY FREE STANDING (1100)	0	0		17817.000	Square Feet	\$94,858.00	\$94,858.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)



Timeline

Date	Event
December 4, 2024	Building Inspector Christine Maree issued a Stop Work Order, documents were posted and mailed to property owner for observed work without permits.
July 20, 2023	Courtesy Letter mailed to new property owner to obtain permits.
August 09, 2023	Property Owner submitted plans for review and applied for Permit P23-08-0093
August 23, 2023	Permit P22-10-0089 was cancelled with new Property Owner submitted Permit Application.
February 12, 2024	Notice of Violation mailed to property owner certified mail.
March 22, 2024	Notice of Hearing mailed to property owner certified mail and property posted.

Work Performed without Permits:



Stop Work Order: Posted at Property



STOP WORK ORDER

Florida Building Code 115.1, Florida State Statute 553.79(1)(a), Code of Ordinances 10.1 Authority: Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

This structure has been inspected and is not acceptable for one or more of the following reasons:

- No Building Permit/Work being performed outside scope of permit. FBC Section 105.1
FL Statute 489.13
- Unlicensed Contractor Sec. _____ FBC FRC
- Construction Sec. _____ FBC FRC
- Plumbing Sec. _____ FBC FRC
- Mechanical Sec. _____ FBC FRC
- Electrical Sec. _____ FBC FRC
- Gas Sec. _____ FBC FRC
- Other: _____ Sec. _____ FBC FRGC

Comments:

Mini split installed without permit.

Photos Taken: YES NO

Please Contact the Building Department at building@cityofmounddora.com for Instructions.

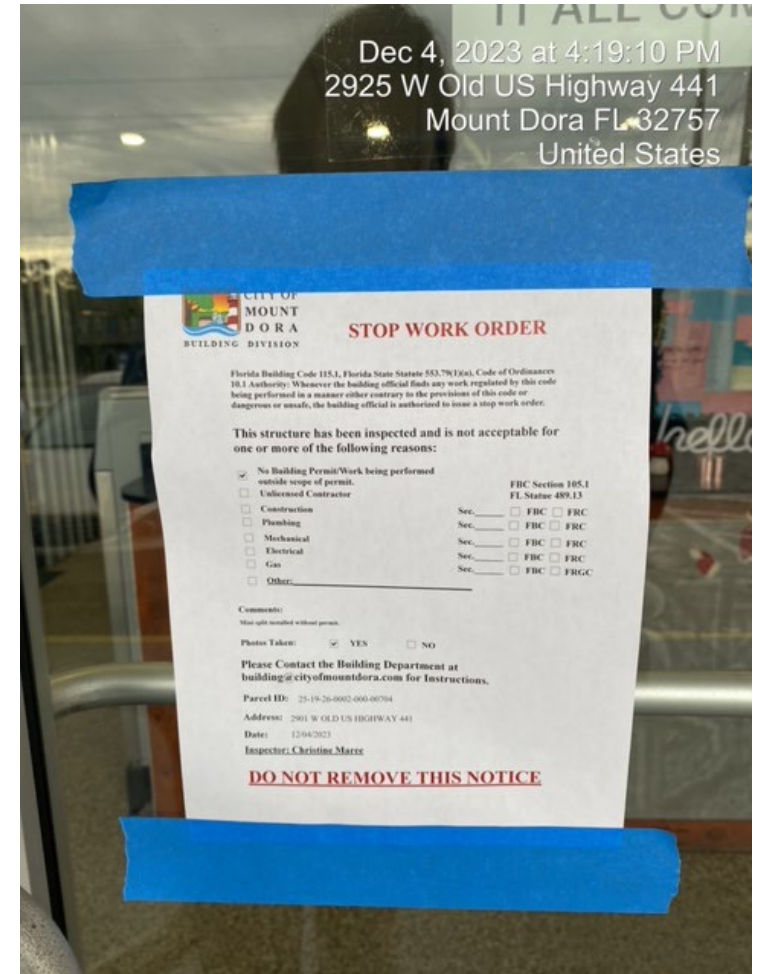
Parcel ID: 25-19-26-0002-000-00704

Address: 2901 W OLD US HIGHWAY 441

Date: 12/04/2023

Inspector: Christine Maree

DO NOT REMOVE THIS NOTICE



Stop Work Order: Posted at Property



AFFIDAVIT OF POSTING
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 2901 W Old US Highway 441

Name: Christine Marea being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
2901 W Old US Highway 441 Mount Dora, Florida, by the following method:

POSTING:

I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 4th day of December, 2023", also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 4:21 am (pm).

Christine Marea
Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or [] online notarization, this 4 day of December, 2023, by Christine Marea, who [] is personally known to me or [] produced as identification.

SEAL:



Jennifer Esquia
Signature of Notary



PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 2901 W Old US Highway 441

Name: Christine Marea being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
- That I observed the following:
 Work without a permit
 Unsafe conditions
- Photograph evidence was obtained at the following location:
2901 W. Old US Highway 441 Mount Dora, Florida.
- Date Photos Obtained _____

Christine Marea
Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

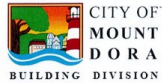
Sworn to (or affirmed) and subscribed before me by physical presence or [] online notarization, this 4 day of December, 2023, by Christine Marea, who [] is personally known to me or [] produced as identification.

SEAL:



Jennifer Esquia
Signature of Notary

Stop Work Order: Certified Mailed



510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
building@mountdora.gov

Notice of "Stop Work Order"

NGUYEN THO PHUOC & TO-ANH
33134 LAKESHORE DR
TAVARES, FL 32778

Pursuant to the Florida Building Code, State Statute 553.79(1)(a), Code of Ordinances 10.1, Building 7th Ed Section 115.1 as adopted by the City of Mount Dora, Florida, a "Stop Work Order" has been duly posted at: **2901 W OLD US HIGHWAY 441** with the Parcel ID: 25-19-26-0002-000-00704, on 12/04/2023.

Building Inspector Assigned: Christine Marec
Photographs Taken: Yes No
Permit #

Contractor:
Mailing Address:

REASON FOR ORDER – FBC 105.1 Building Permit Required:
Mini split installed without permit.

CITED WORK MAY RESUME: When proper permits have been obtained.
Additional Information:

CONTACT WITH THIS DEPARTMENT SHALL BE MADE WITHIN 15 DAYS RECEIPT OF THIS NOTICE OR THE CASE SHALL BE FORWARDED TO CODE ENFORCEMENT FOR FURTHER ACTION

BUILDING OFFICIAL: Michael Wieland

DATE: 12/04/2023

REVISED 03/10



AFFIDAVIT OF MAILING
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 2901 W Old US Highway 441

Name: Cam M. Hall being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
2901 W Old US Highway 441 Mount Dora, Florida, by the following method:

FIRST-CLASS MAIL:

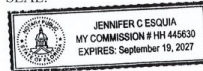
That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 4th day of December, 2023, at 2:52 am (pm)

Cam M. Hall
Building Official
Deputy Building Official
Permit Technician

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 4 day of December, 2023, by Cam Hall, who [] is personally known to me or [] produced as identification.

SEAL:



Annifer Esquia
Signature of Notary

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
Total Postage \$
Sent To NGUYEN THO PHUOC & TO-ANH
33134 LAKESHORE DR
TAVARES, FL 32778
Street and Apt.
City, State, ZIP

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature T. Hoang Agent Addressee
B. Received by (Printed Name) T. Hoang C. Date of Delivery
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

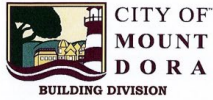
NGUYEN THO PHUOC & TO-ANH
33134 LAKESHORE DR
TAVARES, FL 32778

9590 9402 8349 3094 5971 97

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Restricted Delivery

2. Article 958
PS Form

Magistrate Warning Letter: Certified Mail to Property Owner



Building Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmoundora.com

01/22/2024

NGUYEN THO PHUOC & TO-ANH
33134 LAKESHORE DR
TAVARES, FL 32778

RE: Stop Work Order, 2901 W OLD US HIGHWAY 441

A Stop Work Order was placed at your property regarding the information listed below:

Stop Work Order date: 12/4/23
Work cited: Mini split installed without permit.

At this time, your Stop Work Order has not been remedied. The next action regarding this issue is a magistrate hearing. You will receive another letter informing you of the date and time of your hearing with the City of Mount Dora Magistrate.

If you have any questions, please contact our office at (352) 735-7115 or building@cityofmoundora.com.

Michael Wieland, Building Official
City of Mount Dora
Building Division

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$ _____
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage \$ _____
To \$ _____
From \$ _____
THO PHUOC & TO-ANH NGUYEN
33134 LAKESHORE DR
TAVARES, FL 32778

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

THO PHUOC & TO-ANH NGUYEN
33134 LAKESHORE DR
TAVARES, FL 32778

9590 9402 8454 3156 1514 12

2. Article Number (Transfer from service label)
7021 1970 0001 9650 4725

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Adult Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery
TO-ANH NGUYEN 1/23

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Restricted Delivery

Mail Restricted Delivery 20

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Code Compliance: Notice of Violation Sent Certified Mail

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

Nguyen Tho Phuoc & To-Anh

Defendants

CASE NO: 2024-0014

NOTICE OF VIOLATION

TO:
Nguyen Tho Phuoc & To-Anh
33134 Lakeshore Dr.
Tavares, FL 32778

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at 2901 W Old Highway 441, Mount Dora, Florida 32757, that were caused by Nguyen Tho Phuoc & To-Anh. The Stop Work Order as required by the following City of Mount Dora Code of Ordinances:

Alternate Key No.: 1408768

The regulation giving rise to the violation is as follows:

Sec. 105.1 – Building Permit Required. Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Please correct the violation by applying for and obtaining the proper permit for the installation of the mini split without a permit.

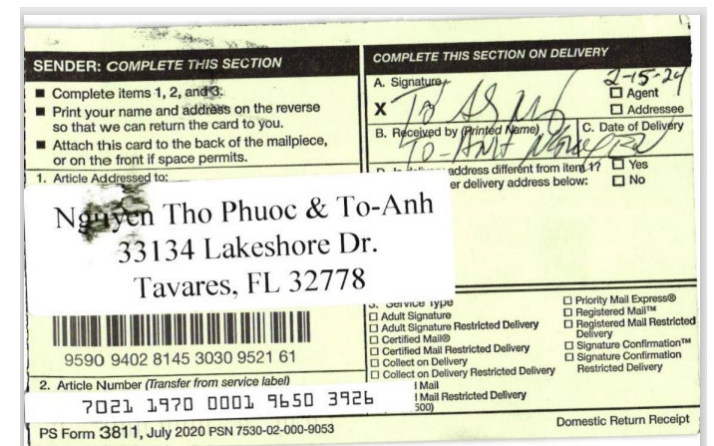
To avoid further code enforcement actions against the property please correct the current violations no later than March 22, 2024 as noted. Thank you in advance for your cooperation in this matter.

To apply for the permit please get in touch with the Building Department. They can be reached at (352) 735-7115 or at building@cityofmoundora.com.

If you have further questions or concerns regarding Code Compliance, please call (352) 735-7112 ext. 1705 or email us at plandev@cityofmoundora.com.

Photos attached.


Adam Sumner
Code Compliance Manager
City of Mount Dora, Florida



Code Compliance: Notice of Hearing sent Certified Mail

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.)
)
THO PHUOC &)
TO-ANH NGUYEN)
)
)
Defendant)

CASE NO: 2024-0014

NOTICE OF HEARING

TO:
THO PHUOC & TO-ANH NGUYEN
33134 LAKESHORE DRIVE
TAVRES, FL 32778


YOU ARE NOTIFIED that pursuant to Florida Statutes, Section 162.23, a hearing before the Code Enforcement Special Magistrate has been scheduled regarding your violation of City Code on that property located at 2901 W OLD US HIGHWAY 441, Mount Dora, Florida 32757. The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on APRIL 11, 2024 or as soon thereafter as can be heard, in the boardroom at City Hall, 510 North Baker Street, Mount Dora, Florida.

This hearing will be held even if the violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Enforcement Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Catherine Hutcheson no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If

hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 22nd day of March, 2024.


JAMES E. PAUL
Code Compliance Inspector
City of Mount Dora, Florida

9589 0710 5270 1236 1855 06

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$		Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy) \$		
<input type="checkbox"/> Return Receipt (electronic) \$		
<input type="checkbox"/> Certified Mail Restricted Delivery \$		
<input type="checkbox"/> Adult Signature Required \$		
<input type="checkbox"/> Adult Signature Restricted Delivery \$		
Postage \$		
Total Postage and Fees \$		

Sent To
THO PHUOC & TO-ANH NGUYEN
Street and Apt. No., or PO Box No.
33134 Lakeshore Drive
City, State, ZIP+4®
TAVRES FL 32778

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Code Compliance: Notice of Hearing Posted

AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida

State of Florida
County of Lake

Re: Case No. 2024-0014

James E. Paul being first duly affirmed, deposes and says:

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Notice of Code Violation
 Notice of Hearing
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
2901 W Old US Highway 441, Mount Dora, Florida, by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the _____ day of _____, at _____ o'clock _PM_, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____; or

b.) That on the _____ day of _____, 20____, at _____ o'clock _P. M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of business.

POSTING & FIRST-CLASS MAIL:

a.) That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 22nd day of March 2024, at 4:00 o'clock p.m.,

b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 22nd day of March 2024," also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 4:00 o'clock p.m..

Further affiant saith not.

SUBSCRIBED AND AFFIRMED before me this 3, 22, 2024 by James Paul
(Date) who is personally known to me and who took an oath.

Notary Public Signature
Commission No. 10/2025
Name of Notary Typed, Printed, or Stamped



PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Tho Phuoc & To-Anh Nguyen

Name: James E. Paul being first duly affirmed, deposes and says:-

- That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
- That I observed the following violation: Work performed without permits
- Photograph evidence was obtained at the following location:
 2901 W Old US Highway 441, Mount Dora, Florida.
- Date Photos Obtained March 22, 2024

[Signature]
James E. Paul
Code Compliance Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 22 day of March, 2024, by James Paul, who [] is personally known to me or [] produced as identification.

SEAL:



[Signature]
Signature of Notary



Building Division Recommendation:

- Building Division recommends the owner apply for and obtain a building permit within 30 days of this hearing date of April 11, 2024.
- If the issuance of a permit has not been obtained the Building Division recommends assessing a fine on the property for \$250.00 a day until compliance is met.

Code Section Cited:

F.S. 553.79 Permits; applications; issuance; inspections.—(1)(a) After the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency.

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted.: (a) *Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

2020 Florida Building Code, Building, 7th Edition, [A]105.1 Required. Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

CITY OF MOUNT DORA, FLORIDA CODE COMPLIANCE VS. M RESORT 1604 LLC

CASE NO. 2024-0005: VIOLATION OF CITY OF MOUNT DORA CODE OF ORDINANCES – PROHIBITED PARKING IN SPECIFIED PLACES, TRUCK AND TRAILER PARKING AND OPERATION, SIDEWALK OBSTRUCTIONS.



Case Brief

Code Case #E2024-0005	
Property Address	3340 Mary Lane, Mount Dora, FL 32757
Property Owner	M Resort 1604 LLC
Property Owner Mailing Address	6340 Virginia Anne Lane, Mount Dora, FL 32757
Complaint	Sidewalk Obstruction, Commercial Truck and Trailer Parking, and Parking Vehicles and Trailer on Grass and Trailered Boat in Driveway.
Code Section Cited	<u>Mount Dora, Florida - Code of Ordinances</u> Chapter 42 - TRAFFIC AND VEHICLES Sec. 42-31. - Prohibited parking in specified places. Sec. 42-34. - Truck and trailer parking and operation. Sec. 42-35. - Vehicular parking in residential districts. <u>Mount Dora, Florida - Land Development Code</u> CHAPTER III. - ZONING REGULATIONS 3.5. - Supplemental regulations. 3.5.16. <i>Boats, recreational vehicles and utility trailers.</i>
Respondent/s notified	Yes
Case Commencement	Adam Sumner, Code Compliance Manager
Notice of Violation	February 1, 2024
Notice of Hearing	February 15, 2024
Recommendation	Removal of the vehicles parked on the grass. Removal of the Commercial Trailer from the neighborhood impacting the traffic flow on Mary Lane and inferring with the character of the neighborhood.

Property Information- Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- MAIN
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- RECORDS CUSTODIAN
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE

PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

Name:	M RESORT 1604 LLC	Alternate Key:	2858346
Mailing Address:	6340 VIRGINIA ANNE LN MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	23-19-26-0075-000-01500
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
Property Location:	3340 MARY LN MOUNT DORA FL, 32757	Trash/Recycling/Water/Info:	My Public Services Map
		Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, EUDORA CHASE SUB LOT 15 PB 28 PG 1 ORB 5823 PG 582		

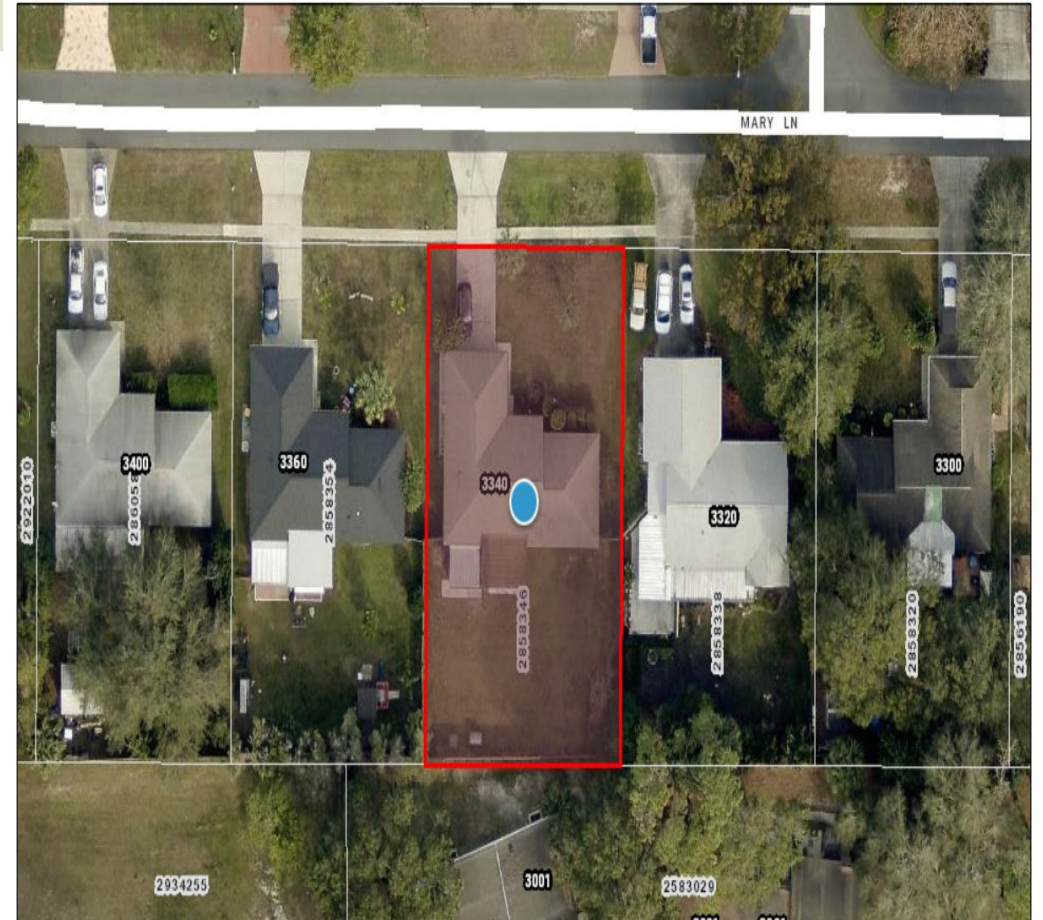
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1.000	Lot	\$70,000.00	\$70,000.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)



Timeline

Date	Event
January 31, 2024	Property Owner warned verbally on three separate occasions regarding the two trailers and the vehicle obstructing the sidewalk.
February 1, 2024	Notice of Violation sent to Property Owner certified mail.
February 15, 2024	Notice of Hearing mailed to property owner certified.
February 28, 2024	Citizen complained about the truck and trailer parked in the street and the dog tied up to the tree.
March 14, 2024	A new Citizen complaint about the truck and trailer parked in the street.
March 18, 2024	Follow up complaint received regarding the trailer parked in the grass and street, and the truck with no tires being work on.

Field Inspection Photos: February 27, 2024



Field Inspection Photos: February 27, 2024



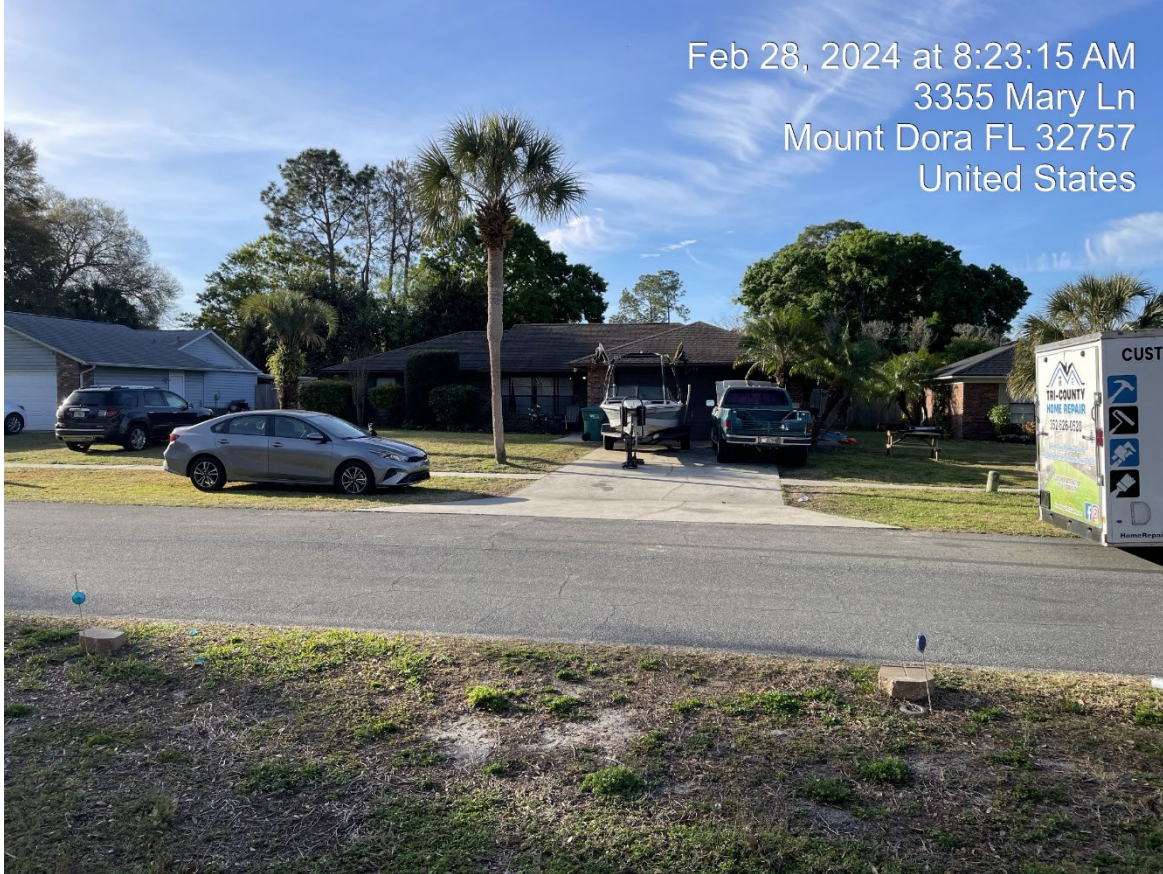
Field Inspection Photos: February 28, 2024



Feb 28, 2024 at 8:19:13 AM
3301-3501 Mary Ln
Mount Dora FL 32757
United States

Field Inspection Photos: February 28, 2024

Feb 28, 2024 at 8:23:15 AM
3355 Mary Ln
Mount Dora FL 32757
United States



Feb 28, 2024 at 8:23:20 AM
3355 Mary Ln
Mount Dora FL 32757
United States



Field Inspection Photos: February 29, 2024



Field Inspection Photos: February 29, 2024



Field Inspection Photos: March 11, 2024



Field Inspection Photos: March 11, 2024



Field Inspection Photos: March 11, 2024



Field Inspection Photos: March 14, 2024



Field Inspection Photos: March 14, 2024



Field Inspection Photos: March 15, 2024



Mar 15, 2024 at 2:16:38 PM
2101 David Ct
Mount Dora FL 32757
United States

Field Inspection Photos: March 15, 2024



Field Inspection Photos: March 15, 2024



Field Inspection Photos: March 22, 2024



Field Inspection Photos: March 22, 2024



Code Compliance: Notice of Violation Mailed

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.)
)
M RESORT 1604 LLC)
)
)
Defendants)

CASE NO: 2024-0005

NOTICE OF VIOLATION

TO:
M Resort 1604 LLC.
6340 Virginia Anne Ln.
Mount Dora, FL 32757

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at 3340 Mary Ln., Mount Dora, Florida 32757, and Alternate Key No.: 2858346 that were caused by M Resort 1604 LLC. for Sidewalk Obstruction and Trailer and Truck Parking as required by the following City of Mount Dora Code of Ordinances:

The regulation giving rise to the violation is as follows:

Sec. 38-51. - Private property owner prohibited from allowing a sidewalk or street abutting his property to become or remain obstructed.

(a) It is unlawful for any private property owner to cause or allow any street or sidewalk abutting his property to become obstructed by foliage or any other object.
(Truck parked in the driveway is blocking the sidewalk)

Sec. 42-31. - Prohibited parking in specified places.

(13) Over or upon any sidewalk so as to obstruct any portion of such sidewalk with the vehicle or any portion thereof, including cargo therein.

Sec. 42-34. - Truck and trailer parking and operation.

(a) In all residential districts or zones designated R-1AAAA, R-1AAA, R-1AA, R-1A, R-1, R-1B, R-2, and R-3 in the zoning ordinance of the city, no person shall park, cause to be parked, or allow to be parked on his real property or on property which he has under lease, or in the streets, alleys, or parkways abutting such property, any house trailer, recreational vehicle, or commercial vehicle of whatever size or type, including either a tractor or **trailer** of any type, including, but not limited to, boat trailers, except as provided in the land development regulations of the city. However, pickup trucks and commercial vehicles of van design of 10,000 pounds nominal gross vehicle weight (GVWR) or less may be so parked. Commercial vehicles of any type, however, including those of GVWR at or under 10,000 pounds, may be permitted, only if such vehicles can be parked in a manner that will not interfere with the traffic flow or character of the neighborhood. The term "commercial vehicle" shall also include normally private vehicles which are driven by a person in the performance of driving services for which the person is paid.

(b) No truck in excess of 10,000 pounds GVWR will be permitted on any streets, except on established truck routes or as permitted as follows:

(1) These prohibitions shall not apply to owners while construction is in progress on their property, nor does it prohibit routine deliveries by tradesmen or the use of trucks in making service calls, nor does it apply to a situation where a truck becomes disabled or, as a result of an emergency, is required to be parked on or abutting property or streets within the city, provided such vehicle is removed within 24 hours after the vehicle became disabled.

(2) These prohibitions shall not apply to ambulances and school buses while on official business, boat trailers parked at boat ramps, and recreational vehicles parked in conformance with the land development requirements of the city or parked for no more than 24 hours for the purpose of loading or unloading the same in any 72-hour period.

(c) In areas designated R-1A, R-1, R-2 or R-3 which are being utilized for agricultural uses as permitted by the land development requirements of the city, such machinery and vehicles necessary for cultivation and harvest may be used in such a manner as not to interfere with the traffic flow or character of the neighborhood. This shall not include caretaker vehicles, house trailers, recreational vehicles, etc.

(d) It shall be unlawful, and a violation of this article, for the owner of property located within the city, regardless of the property's zoning classification or use, or for the owner of any road tractor, semitrailer, straight truck, tandem trailer truck, or truck tractor, to park on, cause to be parked on, or allow to be parked on the real property in question, except for the purpose of actively loading and unloading, unless otherwise provided for herein. Notwithstanding the provisions of this subsection, such prohibited parking is allowed on property zoned M-1 and M-2 so long as the parking is in conjunction with a business located on the property, and such business has not been established to allow such parking and related services (e.g., a truck stop). Further, this subsection shall not operate to prevent such parking by the city on city-owned property, nor by civic groups on property donated to the group in question by the city.

Sec. 42-35. - Vehicular parking in residential districts.

(a) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Driveway means a designated private road which enables vehicles to travel from a public road to a residential structure.

Garage means a building for parking or storing one or more motor vehicles.

Lawn means an area of cultivated grass.

Sidewalk means that concrete portion of a right-of-way intended for pedestrian use.

Yard means a vegetated open space on the same parcel with a residential structure, and any vegetated open space on a lot adjacent to a parcel with a residential structure.

(b) In all residential districts or zones designated R-1AAAA, R-1AAA, R-1AA, R-1A, R-1, R-1B, R-2, R-3, PUD and Greenbelt in the zoning ordinance of the city, vehicles must be parked in driveways, carports, garages, or on the street unless prohibited by signage. Vehicles shall not be parked or left standing on any sidewalks, lawns, yards, or landscaped areas in R-1AAAA, R-1AAA, R-1AA, R-1A, R-1, R-1B, R-2, R-3, PUD and Greenbelt, except parking on such lawns, yards, or landscaped areas shall be allowed if:

(1) A vehicle is parked in a rear or side yard, but only if fences or walls continuously and completely screen such vehicle from view from the public way. In no event shall any such vehicle be parked in an easement or setback, unless a nonconforming driveway exists within such easement or setback.

Code Compliance: Notice of Violation Mailed

(d) It shall be unlawful, and a violation of this article, for the owner of property located within the city, regardless of the property's zoning classification or use, or for the owner of any road tractor, semitrailer, straight truck, tandem trailer truck, or truck tractor, to park on, cause to be parked on, or allow to be parked on the real property in question, except for the purpose of actively loading and unloading, unless otherwise provided for herein. Notwithstanding the provisions of this subsection, such prohibited parking is allowed on property zoned M-1 and M-2 so long as the parking is in conjunction with a business located on the property, and such business has not been established to allow such parking and related services (e.g., a truck stop). Further, this subsection shall not operate to prevent such parking by the city on city-owned property, nor by civic groups on property donated to the group in question by the city.

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(2) A vehicle is temporarily parked on a lawn, yard, or landscaped area while actively loading, unloading or cleaning. In no event shall any such vehicle be parked for more than 12 consecutive hours.

(c) Owners of vehicles parked in violation of this section shall have 30 days from the effective date of the ordinance from which this section is derived to come into compliance with this section.

(d) The provisions of this section shall be supplemental to all other sections and other ordinances of the city.

Please correct the violations no later than February 13, 2024 by 8:00am. To avoid further code compliance actions against the property please correct the current violations as noted. Thank you in advance for your cooperation in this matter.

If you have further questions or concerns please call (352) 735-7112 ext. 1705 or email us at plandev@cityofmoundora.com.

Dated the 31st day of January, 2024.


Adam Sumner
Code Compliance Manager
City of Mount Dora, Florida

0242 594T T000 09EE 1TDJ 3380 0001 1485 2420

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To M Resort 1604 LLC	
Street and Apt. No. or PO Box No. 6340 Virginia Anne Ln.	
City, State, ZIP+4® Mount Dora, FL 32757	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Code Compliance: Notice of Hearing Mailed Certified

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,)
)
)
Plaintiff,)
)
)
vs.)
)
)
M Resort 1604 LLC)
)
)
)
Defendant)

CASE NO: 2024-0005

NOTICE OF HEARING

TO:
M Resort 1604 LLC,
6340 Virginia Anne Ln.,
Mount Dora, FL 32757

YOU ARE NOTIFIED that pursuant to Florida Statutes, Section 162.23, a hearing before the Code Enforcement Special Magistrate has been scheduled regarding your violation of City Code on that property located at 3340 Mary Ln., Mount Dora, Florida 32757. **The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on April 11, 2024 or as soon thereafter as can be heard, in the boardroom at City Hall, 510 North Baker Street, Mount Dora, Florida.**

This hearing will be held even if the violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Enforcement Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Catherine Hutcheson no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If

hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 15th day of February, 2024.



Adam Sumner
Code Compliance Manager
City of Mount Dora, Florida



Code Compliance Recommendation:

- Code Compliance Division recommends the owner immediately comply with City Code regarding the parking of vehicles.
- Code Compliance Division recommends the owner identify appropriate commercial space to lease for storage of vehicles within 30 days of this April 11, 2024 Magistrate Hearing.
- If the owner does not comply the Code Compliance Division recommends assessing a fine on the property for \$250.00 a day until compliance is met.

Code Section Cited:

Mount Dora, Florida - Code of Ordinances Chapter 42 - TRAFFIC AND VEHICLES

Sec. 42-31. - Prohibited parking in specified places.

(a) No person shall stop a vehicle, stand a vehicle or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or traffic control device, in any of the following places:

- (5) Upon a two-way street in such a manner or under such conditions so as to prevent intermittent two-way traffic movement;
- (13) Over or upon any sidewalk so as to obstruct any portion of such sidewalk with the vehicle or any portion thereof, including cargo therein.

Code Section Cited:

Sec. 42-34. - Truck and trailer parking and operation.

(a) In all residential districts or zones designated R-1AAAA, R-1AAA, R-1AA, R-1A, R-1, R-1B, R-2, and R-3 in the zoning ordinance of the city, no person shall park, cause to be parked, or allow to be parked on his real property or on property which he has under lease, or in the streets, alleys, or parkways abutting such property, any house trailer, recreational vehicle, or commercial vehicle of whatever size or type, including either a tractor or trailer of any type, including, but not limited to, boat trailers, except as provided in the land development regulations of the city. However, pickup trucks and commercial vehicles of van design of 10,000 pounds nominal gross vehicle weight (GVWR) or less may be so parked. Commercial vehicles of any type, however, including those of GVWR at or under 10,000 pounds, may be permitted, only if such vehicles can be parked in a manner that will not interfere with the traffic flow or character of the neighborhood. The term "commercial vehicle" shall also include normally private vehicles which are driven by a person in the performance of driving services for which the person is paid.

Code Section Cited:

Sec. 42-35. - Vehicular parking in residential districts.

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Code Section Cited:

(b) In all residential districts or zones designated R-1AAAA, R-1AAA, R-1AA, R-1A, R-1, R-1B, R-2, R-3, PUD and Greenbelt in the zoning ordinance of the city, vehicles must be parked in driveways, carports, garages, or on the street unless prohibited by signage. Vehicles shall not be parked or left standing on any sidewalks, lawns, yards, or landscaped areas in R-1AAAA, R-1AAA, R-1AA, R-1A, R-1, R-1B, R-2, R-3, PUD and Greenbelt, except parking on such lawns, yards, or landscaped areas shall be allowed if:

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(2) A vehicle is temporarily parked on a lawn, yard, or landscaped area while actively loading, unloading or cleaning. In no event shall any such vehicle be parked for more than 12 consecutive hours.

(c) Owners of vehicles parked in violation of this section shall have 30 days from the effective date of the ordinance from which this section is derived to come into compliance with this section.

(d) The provisions of this section shall be supplemental to all other sections and other ordinances of the city.

**CITY OF MOUNT DORA, FLORIDA
CODE COMPLIANCE
VS.
EAST HAMPTON ASSOCIATES II LLC**

CASE NO. 2024-0015: STOP WORK ORDER FOR NO BUILDING PERMIT TO INSTALL REFRIDGERATION UNITS. PERMITS NEED TO BE APPLIED FOR AND OBTAINED, AND REMAINING INSPECTIONS COMPLETED.



Case Brief

Code Case #E2024-0015	
Property Address	4931 Lake Park Court, Mount Dora, FL 32757
Property Owner	East Hampton Associates II LLC
Property Owner Mailing Address	329 Needles Court, Longwood, FL 32779
Complaint	Stop work order - Refrigeration units installed without permits. Obtain Permits, and Complete Inspections.
Code Section Cited	F.S. 553.79 (adopts Florida Building Code), City Code of Ordinances Sec 10-1(a) (adopts Florida Building Code), Florida Building Code - Building 105.1 , requires property owners to obtain Building Permits for regulated work.
Respondent/s notified	Yes
Case Commencement	Building Inspector, Robert Harper
Stop Work Order	November 29, 2023
Notice of Violation	February 12, 2024
Notice of Hearing	March 22, 2024
Recommendation	Building Division recommends owner obtain necessary Building Permit, and Inspections of work.

Property Information- Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- MAIN
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- RECORDS CUSTODIAN
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE

PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

Name:	EAST HAMPTON ASSOCIATES II LLC	Alternate Key:	3731921
Mailing Address:	329 NEEDLES CT LONGWOOD, FL 32779 Update Mailing Address	Parcel Number:	23-19-26-1000-000-00100
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	4931 LAKE PARK CT MOUNT DORA FL, 32757	Property Name:	FROGGERS Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, LAKE BUSINESS PARK SUB LOT 1 PB 37 PGS 44-45 ORB 2173 PG 2492		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	RESTAURANT (2100)	0	0		61855.000	Square Feet	\$699,797.00	\$699,797.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)



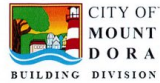
Timeline

Date	Event
November 29, 2023	Building Official Michael Wieland issued a Stop Work Order, documents were mailed to property owner in certified mail with return receipt dated 12/2/23 for observed work without permits.
December 13, 2023	Stop Work Order was posted on property.
January 22, 2024	Courtesy Letter mailed to new property in certified mail for owner to obtain permits.
February 12, 2024	Notice of Violation mailed to property owner certified mail.
March 22, 2024	Notice of Hearing mailed to property owner certified mail and property posted.

Work Performed without Permits:



Stop Work Order: Sent Certified Mail to Property Owner



510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
building@mountdora.gov

Notice of "Stop Work Order"

EAST HAMPTON ASSOCIATES II LLC
329 NEEDLES CT
LONGWOOD, FL 32779

Pursuant to the Florida Building Code, State Statute 553.79(1)(a), Code of Ordinances 10.1, Building 7th Ed Section 115.1 as adopted by the City of Mount Dora, Florida, a "Stop Work Order" has been duly posted at: **4931 LAKE PARK CT** with the Parcel ID: 23-19-26-1000-000-00100 , on 11/29/2023 .

Building Inspector Assigned: Robert Harper
Photographs Taken: Yes No
Permit #

Contractor:
Mailing Address:

REASON FOR ORDER – FBC 105.1 Building Permit Required:
Installation of 2 refrigeration units rear of building on roof without permit.

CITED WORK MAY RESUME: When proper permits have been obtained.
Additional Information:

CONTACT WITH THIS DEPARTMENT SHALL BE MADE WITHIN 15 DAYS RECEIPT OF THIS NOTICE OR THE CASE SHALL BE FORWARDED TO CODE ENFORCEMENT FOR FURTHER ACTION

BUILDING OFFICIAL: Michael Wieland

DATE: 11/29/2023

REVISED 03/10



AFFIDAVIT OF MAILING City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 4931 Lake Park Ct

Name: Cam M. Hall being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
4931 Lake Park Ct Mount Dora, Florida, by the following method:

FIRST-CLASS MAIL:

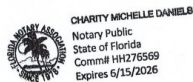
That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 29th day of November, 2023, at 12:50 am (pm)

Cam M. Hall
Building Official
Deputy Building Official
Permit Technician

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or online notarization, this 29 day of November, 2023, by Cam Hall, who personally known to me or produced as identification.

SEAL:

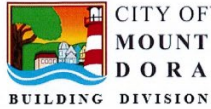


Cam M. Hall
Signature of Notary

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>East Hampton Associates II LLC</u>	
Street and Apt. No., or PO Box No. <u>329 Needles Ct</u>	
City, State, ZIP+4® <u>Longwood, FL 32779</u>	
PS Form 5800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <u>Martha Curtis</u> <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Martha Curtis</u> C. Date of Delivery <u>11-29-2023</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to: <u>East Hampton Associates II LLC</u> <u>329 Needles Ct.</u> <u>Longwood, FL 32779</u></p>	<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Delivery Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from 9500-000-0000) <u>7021 1970 0001 9650 3599</u></p>	<p>9590 9402 8349 3094 5972 03</p>
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

Stop Work Order: Posted at Property



STOP WORK ORDER

Florida Building Code 115.1, Florida State Statute 553.79(1)(a), Code of Ordinances 10.1 Authority: Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

This structure has been inspected and is not acceptable for one or more of the following reasons:

- No Building Permit/Work being performed outside scope of permit. FBC Section 105.1
FL Statute 489.13
- Unlicensed Contractor
- Construction Sec. _____ FBC FRC
- Plumbing Sec. _____ FBC FRC
- Mechanical Sec. _____ FBC FRC
- Electrical Sec. _____ FBC FRC
- Gas Sec. _____ FBC FRGC
- Other: _____

Comments:

Installation of 2 refrigeration units rear of building on roof without permit.

Photos Taken: YES NO

Please Contact the Building Department at building@cityofmoundora.com for Instructions.

Parcel ID: 23-19-26-1000-000-00100

Address: 4931 LAKE PARK CT

Date: 11/29/2023

Inspector: **ROBERT HARPER**

DO NOT REMOVE THIS NOTICE



AFFIDAVIT OF POSTING
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 4931 Lake Park Ct

Name: Robert Harper being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Stop Work Order
 Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
4931 Lake Park Ct Mount Dora, Florida, by the following method:

POSTING:

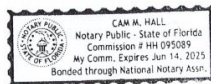
I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 13th day of December, 2023," also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 11:51 (am) pm.

Robert Harper
Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or [online notarization, this 3rd day of January, 2024, by Robert Harper, who [is personally known to me or [] produced as identification.

SEAL:



Cam M. Hall
Signature of Notary



Stop Work Order: Posted at Property

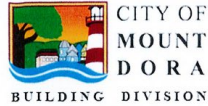


PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 4931 Lake Park Ct.

Name: Robert Harper being first duly affirmed, deposes and says:

1. That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
2. That I observed the following:
 Work without a permit
 Unsafe conditions
3. Photograph evidence was obtained at the following location:
4931 Lake Park Ct. Mount Dora, Florida.
4. Date Photos Obtained 12-13-23

Robert Harper

Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

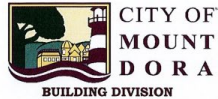
Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 3rd day of January, 2023, by Robert Harper, who [] is personally known to me or [] produced as identification.

SEAL:



Cam M. Hall
Signature of Notary

Magistrate Warning Letter: Certified Mail to Property Owner



Building Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmountdora.com

01/22/2024

EAST HAMPTON ASSOCIATES II LLC
329 NEEDLES CT
LONGWOOD, FL 32779

RE: Stop Work Order, 4931 LAKE PARK CT

A Stop Work Order was placed at your property regarding the information listed below:

Stop Work Order date: 11/29/23
Work cited: Installation of 2 refrigeration units rear of building on roof without permit.

At this time, your Stop Work Order has not been remedied. The next action regarding this issue is a magistrate hearing. You will receive another letter informing you of the date and time of your hearing with the City of Mount Dora Magistrate.

If you have any questions, please contact our office at (352) 735-7115 or building@cityofmountdora.com.

Michael Wieland, Building Official
City of Mount Dora
Building Division

7021 1970 0001 9650 4763

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$

Postmark Here

EAST HAMPTON ASSOC. II LLC
329 NEEDLES CT
LONGWOOD, FL 32779

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Code Compliance: Notice of Violation Sent Certified Mail

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.)
)
East Hampton Associates II, LLC.)
)
)
Defendants)

CASE NO: 2024-0015

NOTICE OF VIOLATION

TO:
East Hampton Associates II, LLC.
329 Needles Ct.
Longwood, FL 32779

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at 4931 Lake Park Ct., Mount Dora, Florida 32757, that were caused by East Hampton Associates II, LLC. The Stop Work Order as required by the following City of Mount Dora Code of Ordinances:

Alternate Key No.: 3731921

The regulation giving rise to the violation is as follows:

Sec. 105.1 – Building Permit Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Please correct the violation by applying for and obtaining the proper permit for the installation of two (2) refrigeration units without a permit.

To avoid further code enforcement actions against the property please correct the current violations no later than March 22, 2024 as noted. Thank you in advance for your cooperation in this matter.

To apply for the permit please get in touch with the Building Department. They can be reached at (352) 735-7115 or at building@cityofmoundora.com.

If you have further questions or concerns regarding Code Compliance, please call (352) 735-7112 ext. 1705 or email us at plandev@cityofmoundora.com.

Photos attached.


Adam Sumner
Code Compliance Manager
City of Mount Dora, Florida



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OFFICIAL

7021 1970 0001 9650 3933

Certified Mail Fee
\$

Extra Services & Fees (check box, add \$)

Return Receipt (hardcopy)
 Return Receipt (electronic)
 Certified Mail Restriction
 Adult Signature Required
 Adult Signature Confirmation

Postage
\$

East Hampton Associates II, LLC.
329 Needles Ct.
Longwood, FL 32779

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Code Compliance: Notice of Hearing sent Certified Mail

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.) CASE NO: 2024-0015
)
EAST HAMPTON)
ASSOCIATES II LLC)
)
)
Defendant)

NOTICE OF HEARING

TO:
EAST HAMPTON ASSOCIATES II LLC
329 NEEDLES COURT
LONGWOOD, FL 32779

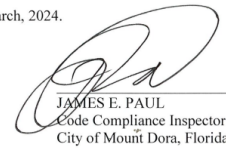
YOU ARE NOTIFIED that pursuant to Florida Statutes, Section 162.23, a hearing before the Code Enforcement Special Magistrate has been scheduled regarding your violation of City Code on that property located at 4931 LAKE PARK COURT, Mount Dora, Florida 32757. **The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on APRIL 11, 2024 or as soon thereafter as can be heard, in the boardroom at City Hall, 510 North Baker Street, Mount Dora, Florida.**

This hearing will be held even if the violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Enforcement Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Catherine Hutcheson no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If

hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 22nd day of March, 2024.


JAMES E. PAUL
Code Compliance Inspector
City of Mount Dora, Florida

9589 0710 5270 1236 1855 13

U.S. Postal Service™
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Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent To
East Hampton Associates II
Street and Apt. No., or PO Box No.
329 Needles Ct.
City, State, ZIP+4®
Longwood, FL 32779

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Code Compliance: Notice of Hearing Posted

AFFIDAVIT OF SERVICE/POSTING/MAILING City of Mount Dora, Florida

State of Florida
County of Lake

Re: Case No. 2024-0015

James E. Paul being first duly affirmed, deposes and says:

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 Notice of Code Violation
 Notice of Hearing
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
4931 Lake Park Court, Mount Dora, Florida, by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

- That on the _____ day of _____, at _____ o'clock _____ P.M., I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____; or
- That on the _____ day of _____, 20____, at _____ o'clock _____ P.M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of business.

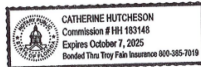
POSTING & FIRST-CLASS MAIL:

- That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 22nd day of March 2024, at 4:00 o'clock p.m.,
- I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 22nd day of March 2024," also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 4:00 o'clock p.m..

Further affiant saith not.

SUBSCRIBED AND AFFIRMED before me this 3, 22, 2024 by James Paul
(Date)

who is personally known to me and who took an oath.



Notary Public Signature
Commission No. 10172025
Name of Notary Typed, Printed, or Stamped
Catherine Hutcherson



PHOTO AFFIDAVIT City of Mount Dora, Florida

State of Florida, County of Lake

Re: East Hampton Associates II LLC

Name: James E. Paul being first duly affirmed, deposes and says:

- That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
- That I observed the following violation: Work performed without permits
- Photograph evidence was obtained at the following location:
4931 Lake Park Court, Mount Dora, Florida.
- Date Photos Obtained March 22, 2024

James E. Paul
Code Compliance Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 22 day of March, 2024, by James Paul, who [] is personally known to me or [] produced as identification.

SEAL:



Signature of Notary



Building Division Recommendation:

- Building Division recommends the owner apply for and obtain a building permit within 30 days of this hearing date of April 11, 2024.
- If the issuance of a permit has not been obtained the Building Division recommends assessing a fine on the property for \$250.00 a day until compliance is met.

Code Section Cited:

F.S. 553.79 Permits; applications; issuance; inspections.—(1)(a) After the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency.

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted.: (a) *Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

2020 Florida Building Code, Building, 7th Edition, [A]105.1 Required. Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

CITY OF MOUNT DORA, FLORIDA CODE COMPLIANCE VS. LAURENCE KLANN

CASE NO. 2024-0016: STOP WORK ORDER FOR NO BUILDING PERMIT TO INSTALL SOLAR PHOTOVOLTAIC PANELS. PERMITS NEED TO BE APPLIED FOR AND OBTAINED, AND REMAINING INSPECTIONS COMPLETED.



Case Brief

Code Case #E2024-0016	
Property Address	9060 Laurel Ridge Drive, Mount Dora, FL 32757
Property Owner	Laurence Klann
Property Owner Mailing Address	9060 Laurel Ridge Drive, Mount Dora, FL 32757
Complaint	Stop work order - Solar Photovoltaic Panel Units installed without permits. Obtain Permits, and Complete Inspections.
Code Section Cited	F.S. 553.79 (adopts Florida Building Code), City Code of Ordinances Sec 10-1(a) (adopts Florida Building Code), Florida Building Code - Building 105.1 , requires property owners to obtain Building Permits for regulated work.
Respondent/s notified	Yes
Case Commencement	Building Inspector, Robert Harper
Stop Work Order	December 18, 2023
Notice of Violation	February 12, 2024
Notice of Hearing	March 22, 2024
Recommendation	Building Division recommends owner obtain necessary Building Permit, and Inspections of work.

Property Information- Lake County Property Appraiser

LAKE COUNTY PROPERTY APPRAISER ☎ 352-253-2150

- MAIN
- PROPERTY SEARCH
- MAP SEARCH
- SALES SEARCH
- EXEMPTIONS
- TAX ESTIMATOR
- FORMS
- ADDRESS CHANGE
- LINKS
- TAX ROLL DATA
- VALUE ADJ. BOARD
- BILL OF RIGHTS
- ACCESSIBILITY
- RECORDS CUSTODIAN
- BUDGET
- EMPLOYMENT
- REPORT FRAUD
- CONTACT US
- OUR OFFICE

PROPERTY RECORD CARD

[Map of Property](#)
[Eagle's Eye View](#)
[Proposed Tax Notice](#)
[Tax Bill](#)
[Print Options](#)

General Information

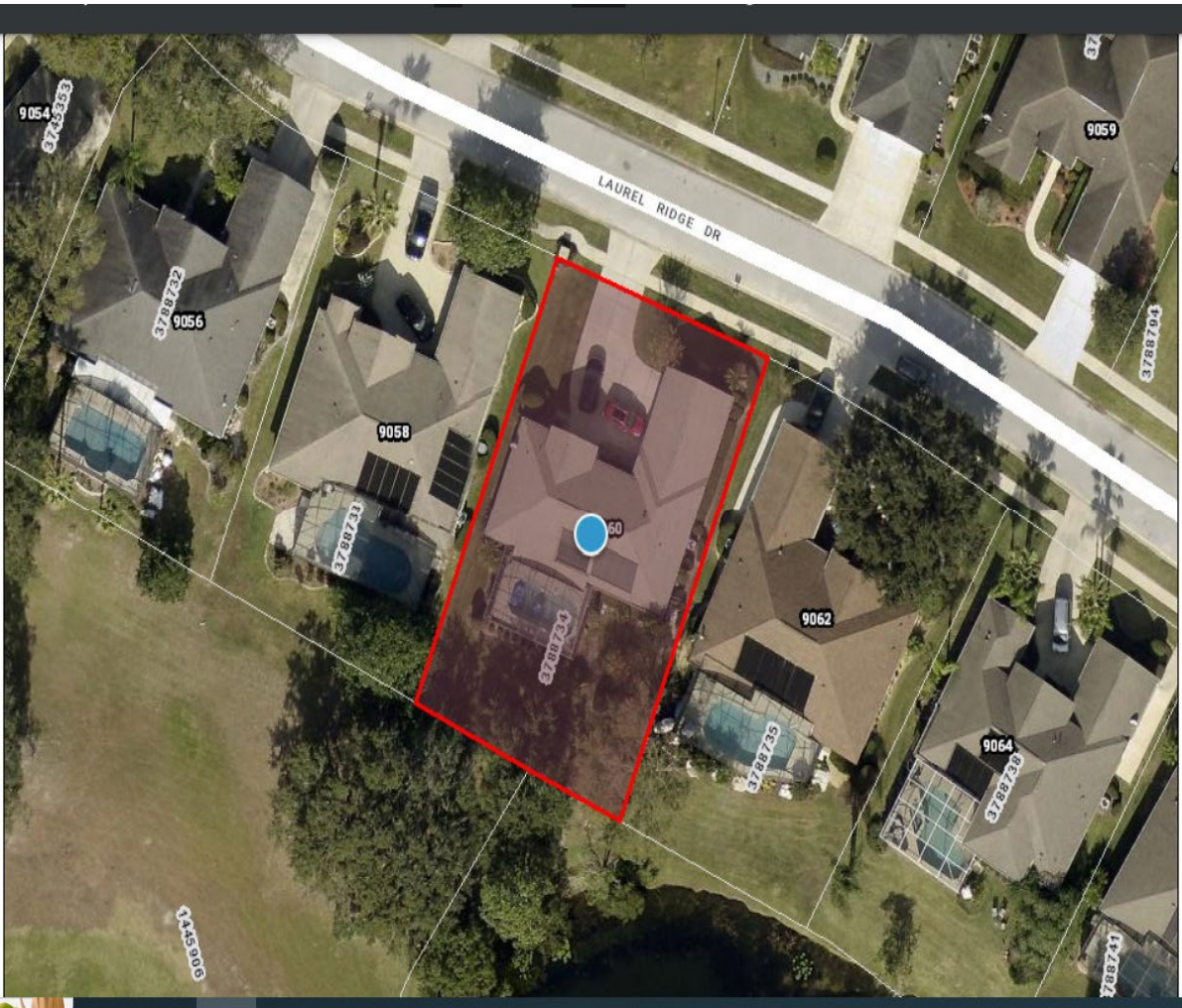
Name:	KLANN LAURENCE	Alternate Key:	3788734
Mailing Address:	9060 LAUREL RIDGE DR MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	20-19-27-1580-000-07500
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	9060 LAUREL RIDGE DR MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, COUNTRY CLUB OF MOUNT DORA PHASE II-12 SUB LOT 75 PB 42 PGS 73-75 ORB 5520 PG 2470		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY GOLF FRONTAGE (0138)	0	0		1.000	Lot	\$110,000.00	\$110,000.00

[Click here for Zoning Info](#)
[FEMA Flood Map](#)



Timeline

Date	Event
December 27, 2022	Solar Photovoltaic Permit Application was received with permit P22-12-0121 issued on March 1, 2023
October 3, 2023	Solar Photovoltaic Permit Application was submitted and rejected because P22-12-0121 was still active.
December 12, 2023	Permit notes indicated the contractor did not complete the work because the property owner cancelled the contract with the company
December 18, 2023	Building Official Michael Wieland issued a Stop Work Order, documents were mailed to property owner for observed work without permits.
December 19, 2023	Stop Work Order, documents were posted at property for observed work without permits.
January 22, 2024	Courtesy Letter mailed to property owner in Certified Mail with return receipt to obtain permits.
February 12, 2024	Notice of Violation mailed to property owner certified mail.
March 22, 2024	Notice of Hearing mailed to property owner certified mail and property posted.

Work Performed without Permits:

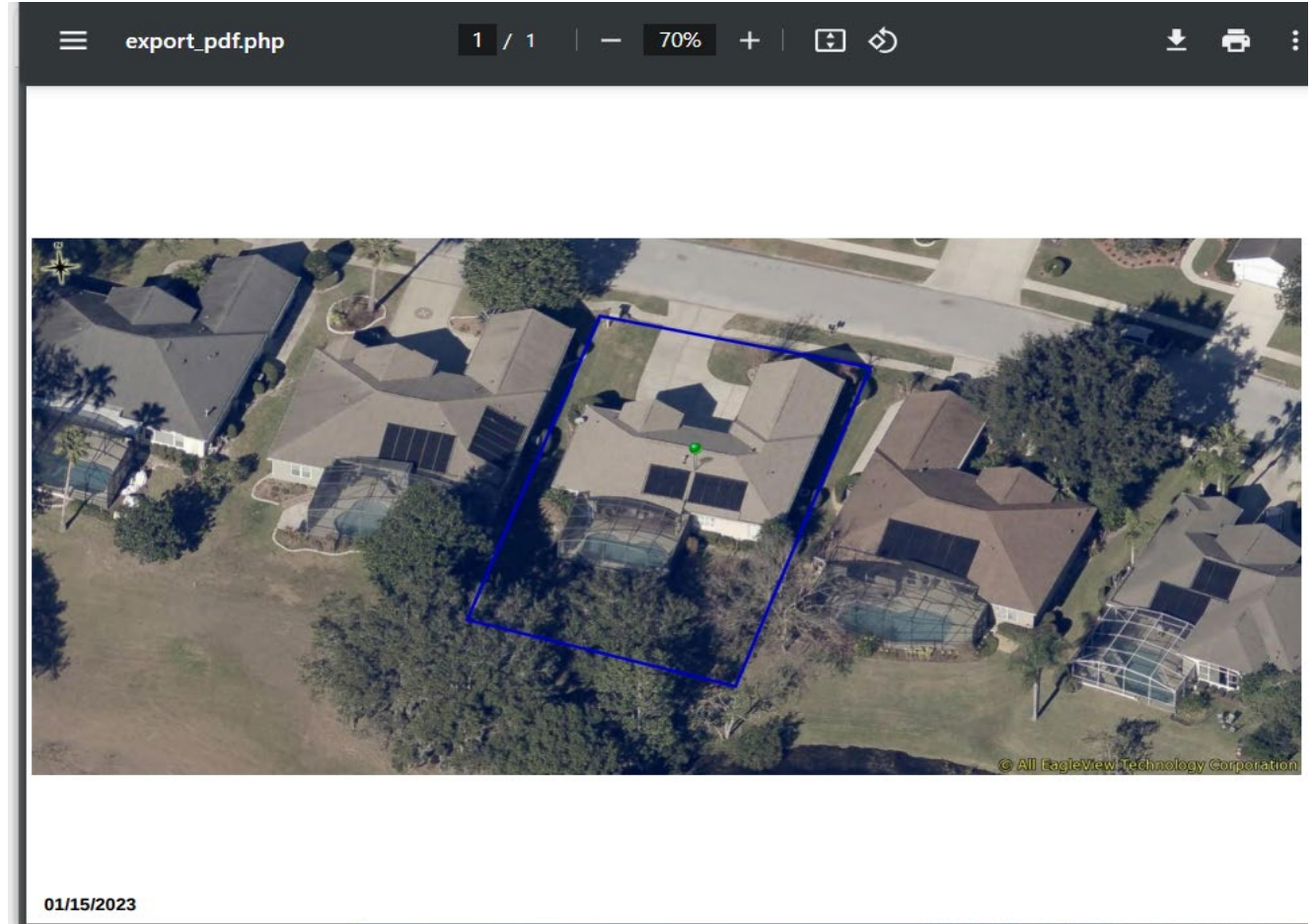



Image obtained on 3/21/2024 from Lake County Property Appraiser Eagle's Eye View dated 1/15/2023

Stop Work Order: Sent Certified Mail to Property Owner

 CITY OF MOUNT DORA
BUILDING DIVISION

510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
building@mountdora.gov

Notice of "Stop Work Order"

KLANN LAURENCE
9060 LAUREL RIDGE DR
MOUNT DORA, FL 32757

Pursuant to the Florida Building Code, State Statute 553.79(1)(a), Code of Ordinances 10.1, Building 7th Ed Section 115.1 as adopted by the City of Mount Dora, Florida, a "Stop Work Order" has been duly posted at: **9060 LAUREL RIDGE DR** with the Parcel ID: 20-19-27-1580-000-07500 , on 12/18/2023 .

Building Inspector Assigned: Robert Harper
Photographs Taken: Yes No
Permit #

Contractor:
Mailing Address:


REASON FOR ORDER – FBC 105.1 Building Permit Required:
Installed solar panels without permit.

CITED WORK MAY RESUME: When proper permits have been obtained.
Additional Information:

CONTACT WITH THIS DEPARTMENT SHALL BE MADE WITHIN 15 DAYS RECEIPT OF THIS NOTICE OR THE CASE SHALL BE FORWARDED TO CODE ENFORCEMENT FOR FURTHER ACTION

BUILDING OFFICIAL: Michael Wieland
DATE: 12/18/2023

REVISED 03/10

 CITY OF MOUNT DORA
BUILDING DIVISION

AFFIDAVIT OF MAILING

City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 9060 Laurel Ridge Drive

Name: Cam M. Hall being first duly affirmed, deposes and says:

- That I am a Building Official/Deputy Building Official/Permit Technician of the City of Mount Dora, Florida.
- That I received the following described documents:
 - Stop Work Order
 - Unsafe Structure
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION: 9060 Laurel Ridge Drive -Mount Dora, Florida, by the following method:


FIRST-CLASS MAIL:
That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 18th day of December, 2023, at 10:35 am pm

Cam M. Hall
Building Official
Deputy Building Official
Permit Technician

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or [] online notarization, this 18 day of December, 2023, by Cam M. Hall, who [] is personally known to me or [] produced as identification.

SEAL: [Signature]
Signature of Notary

 CHARITY MICHELLE DANIELS
Notary Public
State of Florida
Comm# HH276569
Expires 6/15/2026

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\$ _____
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark Here

Postage
\$ Tot _____
\$ Ser _____
\$ Str _____
City _____

KLANN LAURENCE
9060 LAUREL RIDGE DR
MOUNT DORA, FL 32757

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. **KLANN LAURENCE**
9060 LAUREL RIDGE DR
MOUNT DORA, FL 32757

9590 9402 8454 3156 1523 96

2. Article Number (Transfer from service label)
9589 0710 5270 1236 1877 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
[Signature]

B. Received by (Printed Name) _____ C. Date of Delivery _____

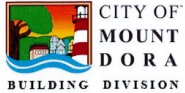
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery

Mail Restricted Delivery (D)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Stop Work Order: Posted at Property



STOP WORK ORDER

Florida Building Code 115.1, Florida State Statute 553.79(1)(a), Code of Ordinances 10.1 Authority: Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

This structure has been inspected and is not acceptable for one or more of the following reasons:

- No Building Permit/Work being performed outside scope of permit. FBC Section 105.1 FL Statute 489.13
- Unlicensed Contractor
- Construction Sec. _____ FBC FRC
- Plumbing Sec. _____ FBC FRC
- Mechanical Sec. _____ FBC FRC
- Electrical Sec. _____ FBC FRC
- Gas Sec. _____ FBC FRGC
- Other: _____

Comments:

Install solar panels without permit.

Photos Taken: YES NO

Please Contact the Building Department at building@cityofmoundora.com for Instructions.

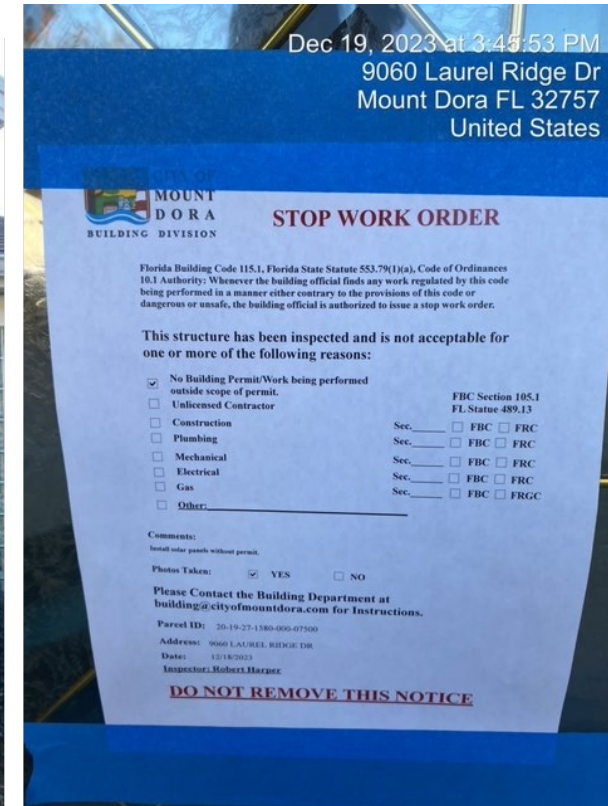
Parcel ID: 20-19-27-1580-000-07500

Address: 9060 LAUREL RIDGE DR


Date: 12/18/2023

Inspector: Robert Harper

DO NOT REMOVE THIS NOTICE



Stop Work Order: Posted at Property

 CITY OF MOUNT DORA
BUILDING DIVISION

AFFIDAVIT OF POSTING
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 9060 Laurel Ridge Dr

Name: Christine Marce being first duly affirmed, deposes and says:

1. That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
2. That I received the following described documents:
 Stop Work Order
 Unsafe Structure
3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
9060 Laurel Ridge Dr Mount Dora, Florida, by the following method:


POSTING:
I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 19 day of December, 2023", also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:45 am (pm).

Christine Marce
Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 19 day of December, 2023, by Christine Marce, who is personally known to me or [] produced as identification.

SEAL:

 JENNIFER C ESQUIA
MY COMMISSION # HH 445630
EXPIRES: September 19, 2027

Jennifer Esquia
Signature of Notary


 CITY OF MOUNT DORA
BUILDING DIVISION

PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Address 9060 Laurel Ridge Drive

Name: Christine Marce being first duly affirmed, deposes and says:


1. That I am a Building Official/Deputy Building Official/Building Inspector of the City of Mount Dora, Florida.
2. That I observed the following:
 Work without a permit
 Unsafe conditions
3. Photograph evidence was obtained at the following location:
9060 Laurel Ridge Drive Mount Dora, Florida.
4. Date Photos Obtained on Tuesday 12/19/23

Christine Marce
Building Official
Deputy Building Official
Building Inspector

STATE OF FLORIDA
COUNTY OF LAKE

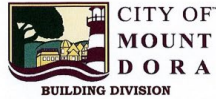
Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this 19 day of December, 2023, by Christine Marce, who is personally known to me or [] produced as identification.

SEAL:

 JENNIFER C ESQUIA
MY COMMISSION # HH 445630
EXPIRES: September 19, 2027

Jennifer Esquia
Signature of Notary

Magistrate Warning Letter: Certified Mail to Property Owner



Building Division
 510 North Baker Street
 Mount Dora, FL 32757
 (352) 735-7115
 Fax: (352) 735-7191
 Email: building@cityofmountdora.com

01/22/2024

KLANN LAURENCE
 9060 LAUREL RIDGE DR
 MOUNT DORA, FL 32757

RE: Stop Work Order, 9060 LAUREL RIDGE DR

A Stop Work Order was placed at your property regarding the information listed below:

Stop Work Order date: 12/18/23
 Work cited: Install solar panels without permit.

At this time, your Stop Work Order has not been remedied. The next action regarding this issue is a magistrate hearing. You will receive another letter informing you of the date and time of your hearing with the City of Mount Dora Magistrate.

If you have any questions, please contact our office at (352) 735-7115 or building@cityofmountdora.com.

Michael Wieland, Building Official
 City of Mount Dora
 Building Division

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature x <i>Laurence Klann</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Laurence Klann</i></p> <p>C. Date of Delivery 01/22/2024</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>1. Article Addressed to:</p> <p>LAURENCE KLANN 9060 LAUREL RIDGE DR MOUNT DORA, FL 32757</p> <p>9590 9402 8454 3156 1514 67</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
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<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery												
<p>2. Article Number (Transfer from service label)</p> <p>7021 1970 0001 9650 4770</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>												

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
<p>Certified Mail Fee</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$</p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Required \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p>	<p>Postmark Here</p>
<p>Postage</p> <p>LAURENCE KLANN 9060 LAUREL RIDGE DR MOUNT DORA, FL 32757</p>	
<p>7021 1970 0001 9650 4770</p> <p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	

Code Compliance: Notice of Violation Sent Certified Mail

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

Klann, Laurence

Defendants

CASE NO: 2024-0016

NOTICE OF VIOLATION

TO:
Klann, Laurence
9060 Laurel Ridge Dr.
Mount Dora, FL 32757

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at 9060 Laurel Ridge Dr., Mount Dora, Florida 32757, that were caused by Klann, Laurence. The Stop Work Order as required by the following City of Mount Dora Code of Ordinances:

Alternate Key No.: 3788734

The regulation giving rise to the violation is as follows:

Sec. 105.1 – Building Permit Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Please correct the violation by applying for and obtaining the proper permit for the installation of solar panels without a permit.

To avoid further code enforcement actions against the property please correct the current violations no later than March 22, 2024 as noted. Thank you in advance for your cooperation in this matter.

To apply for the permit please get in touch with the Building Department. They can be reached at (352) 735-7115 or at building@cityofmountdora.com.

If you have further questions or concerns regarding Code Compliance, please call (352) 735-7112 ext. 1705 or email us at plandev@cityofmountdora.com.

Photos attached.


Adam Sumner
Code Compliance Manager
City of Mount Dora, Florida



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Laurence Klann</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Laurence Klann 9060 Laurel Ridge Dr. Mount Dora, FL 320757</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If different, give delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label) 7021 1970 0001 9650 3940</p>	<p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>9590 9402 8145 3030 9521 78</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>

Code Compliance: Notice of Hearing sent Certified Mail.

BEFORE THE CODE ENFORCEMENT MAGISTRATE
OF THE CITY OF MOUNT DORA, FLORIDA

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)
)
Plaintiff,)
)
vs.)
)
LAURENCE KLANN)
)
)
Defendant)

CASE NO: 2024-0016

NOTICE OF HEARING

TO:
LAURENCE KLANN
9060 LAUREL RIDGE DRIVE
MOUNT DORA, FL 32757

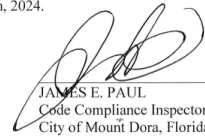
YOU ARE NOTIFIED that pursuant to Florida Statutes, Section 162.23, a hearing before the Code Enforcement Special Magistrate has been scheduled regarding your violation of City Code on that property located at 9060 LAUREL RIDGE DRIVE, Mount Dora, Florida 32757. **The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on APRIL 11, 2024 or as soon thereafter as can be heard, in the boardroom at City Hall, 510 North Baker Street, Mount Dora, Florida.**

This hearing will be held even if the violation has been corrected prior to the hearing. Any person who decides to appeal any decision made by the Code Enforcement Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact Catherine Hutcheson no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If

hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

DATED this 22nd day of March, 2024.


JAMES E. PAUL
Code Compliance Inspector
City of Mount Dora, Florida

9589 0710 5270 1236 1655 37

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Laurence Klann Street and Apt. No., or PO Box No. 9060 Laurel Ridge Drive City, State, ZIP+4® Mount Dora, FL 32757	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Code Compliance: Notice of Hearing Posted

AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida

State of Florida
County of Lake

Re: Case No. 2024-0016

James E. Paul being first duly affirmed, deposes and says:

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:

Notice of Code Violation
 Notice of Hearing

- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
9060 Laurel Ridge Drive, Mount Dora, Florida, by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the _____ day of _____, at _____ o'clock _____ PM, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____; or

b.) That on the _____ day of _____, 20____, at _____ o'clock _____ P. M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of business.

POSTING & FIRST-CLASS MAIL:

a.) That the Notice of Hearing was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 22nd day of March 2024, at 4:00 o'clock p.m.,

b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on 22nd day of March 2024," also publicly POSTED the above-described papers at City Hall, 510 North Baker Street, Mount Dora, Florida, at 4:00 o'clock p.m.

Further affiant saith not.

SUBSCRIBED AND AFFIRMED before me this 22nd, 3, 24 by James Paul
(Date)

who is personally known to me and who took an oath.


Code Compliance Officer/Inspector

Notary Public Signature
Commission No. 1012025
Catherine Hutcherson
Name of Notary Typed, Printed, or Stamped



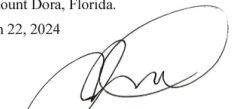
PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Laurence Klann

Name: James E. Paul being first duly affirmed, deposes and says:

- That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
- That I observed the following violation: Work performed without permits
- Photograph evidence was obtained at the following location:
9060 Laurel Ridge Drive, Mount Dora, Florida.
- Date Photos Obtained March 22, 2024

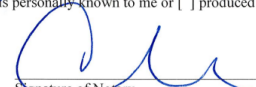

James E. Paul
Code Compliance Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by physical presence or [] online notarization, this 22 day of March, 20 24, by James Paul, who [] personally known to me or [] produced as identification.

SEAL:




Signature of Notary



Mar 22, 2024 at 2:02:54 PM
9060 Laurel Ridge Dr
Mount Dora FL 32757
United States



Mar 22, 2024 at 2:02:37 PM
9060 Laurel Ridge Dr
Mount Dora FL 32757
United States

Building Division Recommendation:

- Building Division recommends the owner apply for and obtain a building permit within 30 days of this hearing date of April 11, 2024.
- If the issuance of a permit has not been obtained the Building Division recommends assessing a fine on the property for \$250.00 a day until compliance is met.

Code Section Cited:

F.S. 553.79 Permits; applications; issuance; inspections.—(1)(a) After the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency.

Code of Ordinances City of Mount Dora, Sec. 10-1. - Building codes adopted.: (a) *Adoption of building code.* The currently mandated edition of the state building code, as amended from time to time, including the codes and standards referenced within, and the current edition of the Building Officials Association of Florida Model Administrative Code (available at www.boaf.net) are adopted by reference as though set forth fully in this chapter.

2020 Florida Building Code, Building, 7th Edition, [A]105.1 Required. Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.