



**CITY OF MOUNT DORA
SPECIAL MAGISTRATE HEARING
JUNE 13, 2024 MEETING MINUTES**

The City of Mount Dora Special Magistrate Hearing took place on Thursday June 13, 2024, in the City Chambers on the first floor of City Hall, Located at 510 N. Baker Street, Mount Dora Florida to hold code violation hearings for the Building and Code Compliance Departments.

I. Call to Order

Having been duly noticed and required by law on June 13, 2024 the Special Magistrate Hearing was called to order at 10:00 a.m. by David Bear, Special Magistrate.

II. Swearing in of Staff

City Staff Present: John Abner, Deputy Building Official; Tara Hernandez, Code Compliance Inspector; James Paul, Code Compliance Inspector; Adam Sumner, Deputy Planning Director/Code Compliance Manager; Catherine Hutcheson, Administrative Coordinator; Whitney Scott, Administrative Coordinator; Michele Janiszewski, Senior Planner; Ryan Winkler, Senior Planner; Drew Smith, City Attorney.

III. Hearings: New Cases: Building Department

1.) E2023-0142 City of Mount Dora v. 308 North Tremain Street LLC.

- i. Swearing in of Respondent
- ii. Staff Testimony & Electronic Evidence
- iii. Respondent Testimony
- iv. Magistrate Discussion
- v. Magistrate Order

Violation: Stop Work Order for stairs demolished and rebuilt without first acquiring a building permit.

Respondent Name: No respondent present

Magistrate Order: Respondents are hereby ordered to bring the property (308 N. Tremain Street) into compliance with the aforementioned City Code(s) (City of Mount Dora Code of Ordinances, Section 10-1, Florida Building Code Section 105.1 Building Permit Required.) by applying for and obtaining the appropriate building permit(s) no later than 8:00am on the 15th day of July 2024. Failure to comply by the date specified here-in will result in the

assessment of a civil penalty in the amount of \$150.00, for each and every day thereafter that the violation remains.

2.) E2024-0094 City of Mount Dora v. Kelez Property Investments LLC.

- i. Swearing in of Respondent
- ii. Staff Testimony & Electronic Evidence
- iii. Respondent Testimony
- iv. Magistrate Discussion
- v. Magistrate Order

Violation: Stop Work Order for interior alteration to include; structural demolition, electric, mechanical, plumbing and exterior doors.

Respondent Name: Steven and Amy Perez

Magistrate Order: Respondents are hereby ordered to bring the property into compliance with the aforementioned City Code(s) (City of Mount Dora Code of Ordinances, Section 10-1, Florida Building Code Section 105.1 Building Permit Required.) by applying for and obtaining the appropriate building permit (s) no later than 8:00am on the 7th day of August, 2024. Failure to comply by the date specified here-in will result in the assessment of a civil penalty in the amount of \$150.00, for each and every day thereafter that the violation remains.

3.) E2024-0120 City of Mount Dora v. Hanfink Cory BS

- i. Swearing in of Respondent
- ii. Staff Testimony & Electronic Evidence
- iii. Respondent Testimony
- iv. Magistrate Discussion
- v. Magistrate Order

Violation: Stop Work Order for a new air conditioning unit installed without acquiring a building permit.

Respondent Name: No respondent present

Magistrate Order: Respondents are hereby ordered to bring the property into compliance with the aforementioned City Code (s) (City of Mount Dora Code of Ordinances, Section 10-1, Florida Building Code Section 105.1 Building Permit Required) by applying for and obtaining the appropriate building permit (s) no later than 8:00am on the 15th day of July, 2024. Failure to comply by the date specified here-in will result in the assessment of a civil penalty in the amount of \$150.00, for each and every day thereafter that the violation remains.

4.) E2024-0121 City of Mount Dora v. Justin Cran

- i. Swearing in of Respondent

- ii. Staff Testimony & Electronic Evidence
- iii. Respondent Testimony
- iv. Magistrate Discussion
- v. Magistrate Order

Violation: Stop Work Order for interior renovations without first acquiring a building permit.

Respondent Name: Respondent representative, Gregory Corum (Friend)

Magistrate Order: Respondents are hereby ordered to bring the property into compliance with the aforementioned City Code (s) (City of Mount Dora Code of Ordinances, Section 10-1, Florida Building Code Section 105.1 Building Permit Required) by applying for and obtaining the appropriate building permit (s) no later than 8:00am on the 7th day of August, 2024. Failure to comply by the date specified here-in will result in the assessment of a civil penalty in the amount of \$150.00, for each and every day thereafter that the violation remains.

5.) E2024-0002 City of Mount Dora v. GSAMP Trust 2006-HE5

- i. Swearing in of Respondent
- ii. Staff Testimony & Electronic Evidence
- iii. Respondent Testimony
- iv. Magistrate Discussion
- v. Magistrate Order

Violation: Unsafe Structure/ Stop Work Order for damage to structural, electrical, plumbing, mechanical and egress.

Respondent Name: No respondent present

Magistrate Order: Respondents are hereby ordered to bring the property into compliance with the aforementioned City Code (s) (City of Mount Dora Code of Ordinances, Section 10-1, Florida Building Code Section 105.1 Building Permit Required) by applying for and obtaining a demolition building permit (s) no later than 8:00am on the 13th day of July, 2024. If a permit is not obtained within the given time than the City may abate the property and any costs incurred will be assessed against the respondent in the form of a lien.

IV. Hearings New Cases: Code Compliance

1.) E2023-0296 City of Mount Dora v. Stewbay LLC

- i. Swearing in of Respondent
- ii. Staff Testimony & Electronic Evidence
- iii. Respondent Testimony
- iv. Magistrate Discussion

- v. Magistrate Order

Violation: Sec. 10-112.- License required for rental dwelling units.

Respondent Name: N/A

Magistrate Order: The Special Magistrate continued the case until August 8, 2024.

2.) E2024-0070 City of Mount Dora v. Felkamp Jeanette

- i. Swearing in of Respondent
- ii. Staff Testimony & Electronic Evidence
- iii. Respondent Testimony
- iv. Magistrate Discussion
- v. Magistrate Order

Violation: City of Mount Dora Code of Ordinances Section 26-87. – Excessive growth of grass, weeds and brush on property.

Respondent Name: No respondent present

Magistrate Order: Pursuant to the Special Magistrate Hearing the case was found to be in compliance and no Finding of Fact created.

3.) E2024-0090 City of Mount Dora v. Noland Julie M. & Kristoffer M.

- i. Swearing in of Respondent
- ii. Staff Testimony & Electronic Evidence
- iii. Respondent Testimony
- iv. Magistrate Discussion
- v. Magistrate Order

Violation: City of Mount Dora Code of Ordinances, Section 10-21- Code adopted. Section, 302.3 Sidewalks and driveways.

Respondent Name: Julie Noland

Magistrate Order: Respondents are hereby ordered to bring the property into compliance with the aforementioned City Code (s) by applying for and obtaining the appropriate building permit (s) and completing the installation of the sidewalk that was improperly removed no later than 8:00am on the 15th day of July, 2024. Failure to comply by the date specified herein will result in the assessment of a civil penalty in the amount of \$150.00, for each and every day thereafter that the violation remains, up to \$2,000.00. Additionally, if respondents fail to comply with this Order within the time allowed, the City shall be

authorized to complete the sidewalk re-installation and tax the costs of such work to respondents, including placing a lien in the amount of said costs. Alternatively, respondents may authorize City to perform the work prior to June 20th, 2024. In such case, the City shall be authorized to tax all costs of the work to respondents, under this scenario the \$150.00 fine per day discussed above shall not be imposed.

V. Hearings: Compliance

1.) E2024-0008 City of Mount Dora v. Francis Terry Lee

- i. Swearing in of Respondent
- ii. Staff Recommendation
- iii. Respondent Testimony
- iv. Magistrate Discussion
- v. Magistrate Order

Violation: Stop Work Order for Interior demolition to include plumbing, mechanical, electrical etc. without first acquiring a building permit.

Respondent Name: No respondent present

Magistrate Order: Order Ratifying Non-Compliance and Providing Additional Relief. This cause having come before the undersigned Magistrate and said Magistrate having heard testimony, accepted evidence and being otherwise fully advised in the premises hereof, finds as a matter of fact that the respondent remains in violation of its Finding of Fact/ Conclusion of Law/ Order Imposing Fine dated 11th of April, 2024 and all directives set forth therein are hereby ratified. As of the date of the ORDER, the fines have accrued to \$8,500.00 and shall continue to accrue at the rate of \$250.00 per day until compliance is met.

In addition the City having presented testimony of changed circumstances related to the subject property and presented competent substantial evidence that the condition of subject property presents an immediate threat to health and safety, the undersigned further orders that the City is immediately authorized to take such measures it deems appropriate to secure the structure; respondent shall obtain and demolition and demolish the structure before July 15, 2024. If a permit has not been obtained and demolition completed by respondent July 15, 2024, the City shall also be authorized to cause the structure on the subject property to be demolished. Costs for any and all work undertaken by the City to secure or demolish the structure shall be taxed to the respondent and shall be included in the fines imposed and lien created.

2.) E2023-0158 City of mount Dora v. Jackson Dothan Jr. & Betty A.

- i. Swearing in of Respondent
- ii. Staff Recommendation
- iii. Respondent Testimony

- iv. Magistrate Discussion
- v. Magistrate Order

Violation: Stop Work Order for metal structure and electrical work on existing slab without first acquiring a building permit.

Respondent Name: Dothan Jackson Jr.

Magistrate Order: Order of Continuance: Respondents are hereby ordered to bring the property into compliance with the aforementioned City Code (s) (City of Mount Dora Code of Ordinances, Section 10-1, Florida Building Code Section 105.1 Building Permit Required) by applying for and obtaining the appropriate building permit (s) or removing the structure no later than 8:00am on the 8th day of August, 2024. Failure to comply by the date specified here-in will result in the assessment of a civil penalty in the amount of \$250.00 per day, from the first continuance order of February 29th, 2024.

3.) E2023-0159 City of Mount Dora v. Jacob Jiminez

- i. Swearing in of Respondent
- ii. Staff Recommendation
- iii. Respondent Testimony
- iv. Magistrate Discussion
- v. Magistrate Order

Violation: Stop work Order

Respondent Name: No respondent present

Magistrate Order: COMPLIED- CASE NOT PRESENTED

4.) E2024-0009 City of Mount Dora v. Renaissance Property Holding LLC.

- i. Swearing in of Respondent
- ii. Staff Recommendation
- iii. Respondent Testimony
- iv. Magistrate Discussion
- v. Magistrate Order

Violation: Stop Work Order

Respondent Name: No respondent present

Magistrate Order: COMPLIED- CASE NOT PRESENTED

VI. Hearings: Repeat Violations

No Repeat Cases

VII. Administrative Business

Next Special Magistrate Hearing scheduled for August 8th, 2024 at 10:00 a.m.

VIII. Adjournment

The City of Mount Dora's Special Magistrate Hearing was adjourned at 1:15pm on Thursday June 13th, 2024.


Catherine Hutcherson, Clerk


Adam Sumner, Deputy Planning Director