



**CITY OF MOUNT DORA
SPECIAL MAGISTRATE HEARING
DECEMBER 12, 2024 MEETING MINUTES**

The City of Mount Dora Special Magistrate Hearing took place on Thursday December 12, 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 December 12, 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: Ryan Morgan, Deputy Building Official; James Paul, Code Compliance Inspector; Catherine Hutcheson, Administrative Coordinator; Whitney Scott, Administrative Coordinator; Ryan Winkler, Senior Planner; Drew Smith, City Attorney Adam Sumner, Deputy Planning Director & Code Compliance Manager.

III. Hearings: New Cases: Storm water & Erosion

1. E2024-0285 City of Mount Dora v. Calatlantic Group Inc. (1148 Dora Parc Ln.)

Violation: City of Mount Dora Code of Ordinances

Respondent Name: Al Kaufmann

Magistrate Order: Respondents will be in touch with City Attorney Drew Smith for follow up.

IV. Hearings: New Cases: Building Division

2. E2024-0331 City of Mount Dora v. Matthew A. Johnson (1405 Hackett St.)

Violation: Florida Building Code Sec. A 116.1 Unsafe Conditions; 304.1.1 (4) Siding, (8) Roofing; (9) Flooring.

Respondent Name: Matthew Johnson

Magistrate Order: THIS MA TIER is hereby continued until February 13, 2025. The City shall serve Respondents with notice consistent with Chapter 162, Florida Statutes, of said hearing.

3. E2024-0332 City of Mount Dora v. Jeffrey Thompson (1335 Lakeshore Dr.)

Violation: Stop Work Order/ Roofing installed without a permit.

Respondent Name: Jeffrey Thompson

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) no later than 8:00a.m., on the 10th day of February, 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. E2024-0260 City of Mount Dora v. Ximemna Riestrepo & Silvia Perez (305 E. 11th Ave)

Violation: Zoning Violation- requirement of a garage in residential district

Respondent Name: Silvia Perez

Magistrate Order: Respondents are hereby ordered to bring the Property into compliance with the aforementioned City Codes by receiving an approved permit no later than 8:00am on the 9th day of February 2025. Failure to comply by the date specified here-in will result in the assessment of a civil penalty in the

amount of \$250.00, for each and every day thereafter that the violation remains. Respondent must contact the code compliance inspector listed below to arrange a date and the time for inspection in order to verify compliance which must be verified in person.

5. E2024-0305 City of Mount Dora v. Ralean L.B. Peak (255 E. Jackson St.)

Violation: City of Mount Dora Code of Ordinances, Section 10-1 (c)(6) which requires obtaining or permits within 90 days of the fire incident

Respondent Name: No respondent present

Magistrate Order: Respondents are hereby ordered to bring the Property into compliance with the aforementioned City Code(s) by no later than 8:00a.m., on the 12th day of March, 2025. Failure to comply by the date specified here-in will result in the assessment of a civil penalty in the amount of \$25.00, for each and every day thereafter that the violation remains.

6. E2024-0199 City of Mount Dora v. Genco Partners LLC (2951 Northland Rd.)

Violation: City of Mount Dora Code of Ordinances, Chapter 10, 26 and 42.

Respondent Name: Giorlando Mino

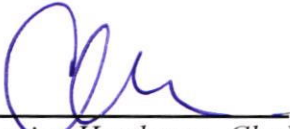
Magistrate Order: Respondents are hereby ordered to bring the Property into compliance with the aforementioned City Code(s) by no later than 8:00a.m., on the 11th day of January, 2025. Failure to comply by the date specified here-in will result in the assessment of a civil penalty in the amount of \$100.00, for each and every day thereafter that the violation remains.

V. Administrative Business

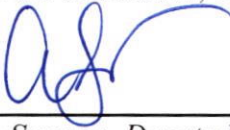
Next Special Magistrate Hearing scheduled for February 12th, 2024 at 10:00 a.m.

VI. Adjournment

The City of Mount Dora's Special Magistrate Hearing was adjourned at 12:35pm on Thursday December 12th, 2024.



Catherine Hutcheson, Clerk



Adam Sumner, Deputy Planning Director

