



**CITY OF MOUNT DORA  
CODE COMPLIANCE SPECIAL MAGISTRATE  
APRIL 11, 2024 MEETING MINUTES**

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*The City of Mount Dora Code Compliance Special Magistrate held a Hearing on Thursday, February 13, 2025, in the Council Chambers, located at 510 N. Baker St., Mount Dora, Florida to hear the below cases.*

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**I. Call to Order**

Having been duly noticed as required by law, the February 13, 2025 Magistrate Hearing of the City of Mount Dora's Building and Code Compliance Division was called to order at 10:00 a.m. by David Bear, Special Magistrate.

**II. Swearing in of City Staff**

**Present:** Christine Maree, Building Official; Adam Sumner, Code Compliance Manager; Catherine Hutcheson, Code Coordinator; Whitney Scott, Coordinator; Tarra Hernandez, Code Inspector; James Paul, Code Inspector; Andrew Smith, City Attorney; David Bear, Magistrate.

**City Staff Sworn in:** Christine Maree, Deputy Building Official; Tarra Hernandez, Code Official; James Paul, Code Official

**III. Building Division Cases**

- 1.) E2024-0031 City of Mount Dora v. Johnson A. Matthew (1405 Hackett St.)

**Respondent was in violation of the aforementioned Code section. Said violation continued beyond the date allowed in the Notice of Violation for cure. After said date and prior to the entry of this Order, however, Respondent has cured the violation cited in the Notice of Violation. Any future violation of the same Code section by Respondent within five years of the date of this Order may be prosecuted as a repeat violation.**

- 2.) E2025-0009 City of Mount Dora v. Prince Minerals Inc. (710 S. Rossiter St.)

**Respondents are hereby ordered to bring the Property into compliance with the aforementioned City Code(s) by obtaining a structural engineer's report by April 14, 2025 to determine the path to repair or replace the structure and to submit plans and apply for an alteration or demolition permit within two weeks of receiving the engineer's report no later than 8:00a.m., on the 28<sup>th</sup> day of April, 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.**



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3.) E2024-0340 City of Mount Dora v. White Ula C. & Pamala (1925 Unser St.)

**Respondents are hereby ordered to bring the Property into compliance with the aforementioned City Code(s) by removing the semi truck no later than 8:00a.m., on the 15<sup>th</sup> 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 \$250.00, for each and every day thereafter that the violation remains.**

4.) E2024-0330 City of Mount Dora v. Quezada Rocio (N. Orange St.)

**Respondents are hereby ordered to bring the Property into compliance with the aforementioned City Code(s) by mowing and maintaining the property as well as cleaning up the dead plant debris and trash debris no later than 8:00a.m., on the 15<sup>th</sup> 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 \$50.00, for each and every day thereafter that the violation remains.**

5.) E2024-0338 City of Mount Dora v. Barnes, Carol Y (1935 N. Unser St.)

**Respondents are hereby ordered to bring the Property into compliance with the aforementioned City Code(s) by neatly placing a tarp on to the bed of the truck and to face the rear of the truck toward the rear of the lot whenever the truck is on the property with debris in it; alternatively, Respondents shall remove the junk and debris from the property permanently, no later than 8:00a.m., on the 18<sup>th</sup> day of February, 2025. Failure to comply by the date specified herein may result in the assessment of a civil penalty in accordance with Florida Statutes for each and every day thereafter that the violation remains.**

6.) E2024-0369 City of Mount Dora v. Anfelizzo LLC (1400 Eudora rd. B-14)

**Respondents are hereby ordered to bring the Property into compliance with the aforementioned City Code(s) by applying for and obtaining a rental license no later than 8:00a.m., on the 28<sup>th</sup> 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 \$100.00, for each and every day thereafter that the violation remains.**



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7.) E2024-0373 City of Mount Dora v. Cay Partners LLC (801 S. Highland St.)

**Respondents are hereby ordered to bring the Property into compliance with the aforementioned City Code(s) by: repairing the fencing and securing the entire property no later than 8:00 a.m. on the 27th day of February 2025; all remaining violations shall be cured no later than 8:00a.m., on the 25th 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 \$150.00, for each and every day thereafter that each first time violation remains uncured after such dates.**

8.) E2024-0213 City of Mount Dora v. Calatlantic Group Inc. (1148 Dora Parc Ln.)

**Respondents were ordered to install and keep properly maintained specific configurations of silt fencing by December 23, 2024. While the silt fencing was installed it was not kept properly maintained resulting in additional erosion and sedimentation. A fine in the amount of \$50.00 per day is hereby imposed for each day beyond December 23, 2024, the silt fencing has remained improperly maintained. Said fine shall continue to accue until the fencing is installed and maintained correctly. The accruing fine for said violation shall increase to \$100.00 per day beginning February 17, 2025. Respondent was also required to submit and have approved by the City a stormwater plan to address the erosion and sedimentation issues no later than February 10, 2025. Respondent has failed to comply with said portion of the Order. A fine for said violation is hereby imposed at the rate of \$100.00 per day for each day beyond February 10, 2025 Respondent has remained and continues to remain in noncompliance with the stormwater plan requirement. If the noncompliance is not corrected by February 28, 2025, the accruing fine shall increase to \$150.00 per day. Said amount is hereby imposed and upon recordation of a certified copy of this order shall constitute a lien against the real and personal property of the respondent, in accordance with Chapter 162, Florida Statutes.**

9.) E2024-0190 City of Mount Dora v. Viera Shardey (625 Jackson Ave)

**The compliance date set forth was the 9<sup>th</sup> of September, 2024, the total accrued lien amount as of today is, \$7,850.00 (157 days x \$50.00) which will continue to accrue until the property is in compliance with its finding of fact.**

10.) E2023-0157 City of Mount Dora v. Casa Del Alfarero La Luz Del Mundo Inc. (1111 N. Grandview St.)

**THESE MA TIERS are hereby continued until April 17, 2025. The City shall serve Respondents with notice consistent with Chapter 162, Florida Statutes, of said hearing.**



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11.) E2024-0272 City of Mount Dora v. Duncan James L Sr. & Luvenia (703 Lincoln Ave)

**THESE MA TIERS are hereby continued until April 17, 2025. The City shall serve Respondents with notice consistent with Chapter 162, Florida Statutes, of said hearing.**

12.) E2024-0199 City of Mount Dora v. Perry Claude L Sr. & Virginia H.( N. Grandview St.)

**The compliance date set forth was the 13<sup>th</sup> of December, 2024, the total accrued lien amount as of today is, \$9,300.00 (62 days x \$150.00) which will continue to accrue until the property is in compliance with its finding of fact.**

13.) E2024-0170 City of Mount Dora v. Jones Solomon & Mary L. Murray-Jones (1746 N. Highland St.)

**The compliance date set forth for violation number two (2) was the 12<sup>th</sup> of January, 2025, the total accrued lien amount as of today is, \$1,250.00 (25 days x \$50.00) which will continue to accrue until the property is in compliance with its finding of fact.**

**The compliance date set forth for violation number three (3) was the 12<sup>th</sup> of January, 2025, the total accrued lien amount as of today is, \$1,250.00 (25 days x \$50.00) which will continue to accrue until the property is in compliance with its finding of fact.**

**The compliance date set forth for violation number four (4) was the 12<sup>th</sup> of January, 2025, the total accrued lien amount as of today is, \$1,250.00 (25 days x \$50.00) which will continue to accrue until the property is in compliance with its finding of fact.**

14.) E2023-0150/E2023-0374 City of Mount Dora v. Lifescolor LLC (152 E. 3<sup>rd</sup> Ave.)

**THESE MATERS are hereby continued until June 26, 2025. The City shall serve Respondents with notice consistent with Chapter 162, Florida Statutes, of said hearing.**

15.) E2023-0022 City of Mount Dora v. Kelez Property Investments LLC. (1414 E. 8<sup>th</sup> Ave.)

**The compliance date set forth was the 12<sup>th</sup> of July, 2023, the total lien amount as of today is, \$150.00 (6 days x \$25.00) which will cease to accrue.**

16.) E2024-0261 City of Mount Dora v. Lakeside Inn Corp. (234 W. 3<sup>rd</sup> Ave.)

**THESE MATTERS are hereby continued until April 17, 2025. The City shall serve Respondents with notice consistent with Chapter 162, Florida Statutes, of said hearing.**



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17.) E2024-0263 City of Mount Dora v. Hamor Sheila (205 S. Rossiter St.)

The compliance date set forth was the 13<sup>th</sup> of December, 2024, the total accrued lien amount is, \$3,448.00 (34 days x \$100.00) which will cease to accrue as the property came into compliance on January 16, 2024.

18.) E2024-0008 City of Mount Dora v. Francis Terry Lee (338 S. Rhodes St.)

**THIS is an action to foreclose on a real property on 338 S Rhodes Street Mount Dora, located within in Lake County, Florida.**

**On April 11<sup>th</sup>, 2024, respondent received a Finding of Fact/ Conclusion of Law/ Order Imposing Fine for the violation of Mount Dora City Code of Ordinances, Section 26-87. – Excessive growth of grass, weeds, and brush on property.**

**On November 13<sup>th</sup>, 2024, the respondent received an Order Imposing Fine & Creating Lien. The violation was abated by the Petitioner by removing the asbestos and demolishing the structure.**

**The total Lien amount to be imposed upon the property is \$41,979.76. The order was recorded on November 15, 2024, in Official Records Book 6431 at pages 432-433 of the public records of Lake County, Florida.**

**Petitioner is a government entity entitled to enforce the foreclosure under applicable law, Florida Statute 162.09 Administrative fines, costs of repair: liens-.**

**The City is granted permission to foreclose pursuant to Florida Statute Chapter 162.**

**The petitioner seeks foreclosure on the subject property as described on the second page of this document by the Special Magistrate and to be brought before the City Council of Mount Dora, Florida for ultimate approval.**

**IV. Complied / Dismissed Cases**

- 1.) E2024-0332 City of Mount Dora v. Thompson Jeffrey (1335 Lakeshore Dr.
- 2.) E2021-0020 City of Mount Dora v. Green Tree Apartments LLC (433 E 11<sup>th</sup> Ave).
- 3.) E2024-0113 City of Mount Dora v. Davis, Sally S. (1303 Stowe Ave.

Cases can be viewed at: <https://ci.mount-dora.fl.us/1417/Agendas-Minutes-Live-Meetings>

**VII. Announcement of next scheduled hearing date, April 17<sup>th</sup>, 2025**

**VIII. Adjournment**

**City of Mount Dora's Special magistrate Hearing ended at 4:15 p.m.**