



**CITY OF MOUNT DORA
CODE COMPLIANCE SPECIAL MAGISTRATE
JUNE 26, 2025 MEETING MINUTES**

The City of Mount Dora Code Compliance Special Magistrate held a Hearing on Thursday, June 26, 2025, in the Council Chambers, located at 510 N. Baker St., Mount Dora, Florida to hear the below cases.

I. Call to Order

Having been duly noticed as required by law, the June 26, 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, Planning Director; Catherine Hutcheson, Administrative Coordinator; Whitney Scott, Administrative 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. Cases

1.) E2025-0031 City of Mount Dora v. Bungalows Mount Dora (650 Liberty Ave)

Respondent was in violation of the aforementioned Code section 46-22; section. 38-51; Sec. 38-52. The Special Magistrate stayed the case, pending an agreement with the City until further notice. No order was issued for this case.

2.) E2025-0025 City of Mount Dora v. Potter Tarrant A. (1639 Crestview Dr.)

ROOF DAMAGE DUE TO TREE- UNSAFE/ LIMITED ENTRY

- 304.1.1 Unsafe conditions.
- 304.1.1 (7) Roofing

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) to address the unsafe condition of the property to include a structural engineers report to determine the path of repair or replace the deteriorating structural elements, no later than 8:00a.m., on the 16th day of July, 2025. As well as applying for and acquiring a roofing permit by July 30, 2025. Failure to comply by the date



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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.

3.) E2024-0302 City of Mount Dora v. Manning Willie Ralph (N. Orange St.)

City of Mount Dora, Florida Code of Ordinances, Section 26-86 Accumulations of trash, junk, debris and nonliving plant material on property. (as pertains to debris)

Respondents are hereby ordered to bring the Property into compliance with the aforementioned City Code(s) by removing the remaining portions of dead trees no later than 8:00a.m., on the 16th day of July, 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.

4.) E2025-0101 City of Mount Dora v. Carlton Patricia Kiley & James L. (1450

Hilltop Dr.)

2024 International Property Maintenance Code Chapter 3- General Requirements Section 303- Swimming Pools, Spas, and Hot tubs.

- 303.1 Swimming Pools
- 303.2 Enclosures

Specifically, portions of the fence securing the pool have been removed and the pool water is not being properly treated or maintained. As a result, there now exists upon the Subject Property an unsecured pool with stagnant darkly discolored water without protection against unauthorized entry. This presents a serious and immediate threat to the public health and safety.

The undersigned finds that the City gave personal verbal notice of the violations and the unsafe conditions it created on April 1, 2025. Despite assurances, the violations would be immediately addressed, no action had been taken by April 8, 2025 and the City issued a formal Notice of Violation and Notice of Hearing. Subsequently, Respondents installed temporary construction fencing across portions, but not all, of the unsecured gaps in pool fencing.

The undersigned finds that the violations represent an immediate and serious threat to public health and safety.

Respondents are ordered to install temporary construction fencing in a manner that closes all open access points to the pool on or before 5:00 p.m on April 21, 2025. This measure is mitigatory and installation of temporary construction fencing does not cure the violations.

Respondents are further ordered to complete the permanent cure by installing permanent fencing, after obtaining the necessary building permit, by May 1, 2025.

Due to the severity of the violation and Respondents' failure to address the safety risks presented thereby, fines shall have and continue to accrue as follows:



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A fine of \$100.00 per day shall have accrued for each day from April 1 through April 3; and
A fine of \$200.00 per day shall have accrued for each day from April 4 through April 17; and
A fine of \$200.00 per day for each day the violations continue shall accrue from April 17 through April 25; and
A fine of \$250.00 per day shall accrue for each day the violations continue beyond May 1, 2025.

At a subsequent hearing, the undersigned shall consider Respondent's promptness, or lack thereof, in curing the violation prior to finalizing the amount of fines and creating a lien and may reduce the amount of fines based on prompt and diligent efforts moving forward.

Additionally, because the violations represent a serious threat to the public health and safety, the City is authorized to take steps to mitigate or cure the serious public safety hazard. The costs of any such measures the City undertakes shall be recoverable from Respondents and shall be included in the final assessment of fines and shall be included in the lien.

5.) E2023-0166 City of Mount Dora v. Moore Properties Corporation Et Al (2719

Old Hwy 441)

THIS CAUSE having come before the undersigned Magistrate on the 17th day of April, 2025, 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 is no longer in violation of its Finding of Fact/ Conclusion of Law/Order dated October 30th, 2023.

The compliance date set in the Order was the 29th day of November, 2023, the total lien amount as of the compliance date being the 15th day of January, 2025, is \$20,200.00. Which will cease to accrue as the property is in compliance with its finding of fact.

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.

6.) E2023-0025 City of Mount Dora v. Mount Dora Investors LLC (1515 Lincoln

Ave)

THIS CAUSE having come before the undersigned Magistrate on the 17th day of April, 2023, 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 continues to be in violation of its Finding of Fact/ Conclusion of Law/Order dated December 14th, 2023.



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The compliance date set forth in the Order was the 14th day of March, 2024, the total accrued lien amount as of today is \$39,900.00, (399 days x \$100.00) which will continue to accrue until the property is in compliance with its finding of fact.

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. This document shall be recorded after 90 days on July 16, 2025 if compliance has not been met as set forth in its original finding of fact.

7.) E2021-0020 City of Mount Dora v. Green Tree Apartments (433 E. 11th Ave.)

THIS CAUSE having come before the undersigned Magistrate on the 17th day of April, 2025, 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 is no longer in violation of its Finding of Fact/ Conclusion of Law/Order dated August 5th, 2021.

The compliance date set in the Order was the 3rd day of October, 2021, and the Property remained in non-compliance for 1,247 days resulting in total potential fines of \$41,175.00. The accrued fines are reduced to \$10,391.66, which 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.

8.) E2024-0261 City of Mount Dora v. Lakeside Inn Corp. (234 W 3rd Ave)

THIS CAUSE having come before the undersigned Magistrate on the 17th day of April, 2025, 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 is no longer in violation of its Finding of Fact/ Conclusion of Law/Order dated November 13th, 2024.

The compliance date set in the Order was December 13th, 2024; the Property came into compliance on March 13th, 2025; the total lien amount to be imposed hereby is \$2,467.48.

Upon recordation of a certified copy, this order shall constitute a lien against the real and personal property of the respondent, in accordance with Chapter 162, Florida Statutes.

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

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

THIS CAUSE having come before the undersigned Magistrate on the 17th day of April, 2025, 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 did not cure the violations within the time allowed by Order of the undersigned.



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Based on the time frames allowed by the undersigned for compliance and the actual compliance date for those violations that have been cured, the total potential fines have accrued to the amount of \$84,850. Said potential fines are reduced to \$20,505.00. In addition, the violation related to cleaning junk and debris from the Property remains active and a fine of \$150.00 per day continues to accrue. The undersigned orders a ten day stay in the accrual of the \$150.00 per day fine. If Respondent cures the junk and debris violation by 5:00 p.m. on April 27, 2025, no additional fines will accrue. If the junk and debris violation continue past said date, the fines will begin accruing again at the rate of \$150.00 per day.

Upon recordation of a certified copy, this Order shall constitute a lien against the real and personal property of the respondent in the value of the fines imposed herein plus \$116.20 of administrative costs, in accordance with Chapter 162, Florida Statutes

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

THIS CAUSE having come before the undersigned Magistrate on the 17th day of April, 2025, 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 is no longer in violation of its Finding of Fact/ Conclusion of Law/Order dated October 30, 2023.

The compliance date set in the Order was the 29th days of December, 2023; the total potential fines accrued amount to \$115,500.00. The undersigned reduces the fine to \$1,000.00, which 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.

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

VII. Announcement of next scheduled hearing date, June 26th, 2025

VIII. Adjournment

City of Mount Dora's Special Magistrate Hearing ended at 1:54 p.m.