



City of Mount Dora
510 North Baker Street
Mount Dora, Florida 32757
352-735-7126

Mount Dora City Council
Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
May 5, 2026, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

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PUBLIC COMMENT

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APPROVAL OF CONSENT AGENDA

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2. Update Landfill (City Attorney)

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

COMMUNICATIONS AND REPORTS

1. Councilmember Dennis Dawson
2. Councilmember Marc Crail
3. Councilmember Nate Walker
4. Councilmember Doug Bryant
5. Councilmember Cal Rolfson
6. Vice-mayor John Cataldo
7. Mayor James Homich

UPCOMING MEETING DATES

1. Tuesday, May 19, 2026, 6:00 p.m., Regular Session
2. Tuesday, June 2, 2026, 6:00 p.m., Regular Session

3. Monday, June 8, 2026, 6:00 p.m., Budget Workshop: Set Budget Parameters and Fire Assessment
4. Tuesday, June 16, 2026, 6:00 p.m., Regular Session
5. Monday, July 6, 2026, 6:00 p.m., Budget Workshop: Capital Outlay and CIP; Enterprise
6. Tuesday, July 7, 2026, 6:00 p.m., Regular Session

ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE AT THIS MEETING WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, SUCH PERSON MAY NEED A RECORD OF THESE PROCEEDINGS FOR SUCH PURPOSE, A PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. VERBATIM RECORD WILL NOT BE PROVIDED BY THE CITY OF MOUNT DORA.

NOTICE: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK AT LEAST 48 HOURS PRIOR TO THE PROCEEDINGS. TELEPHONE (352) 735-7126 FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: May 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Proclamation Building Safety Month 2026

Introduction:

This is a request for the Proclamation recognizing Building Safety Month May 2026 to be read into the record.

Discussion:

Building Safety Month is an international campaign celebrated each May to raise awareness about building safety and the importance of modern, regularly updated building codes. The International Code Council, along with partners from the construction, design, and safety communities, promotes building safety through public outreach, educational events, and proclamations.

The 2026 theme, “*Built to Last*,” highlights the importance of resilient, sustainable construction and the role of building codes in protecting the spaces where we live, work, and play.

The City of Mount Dora supports Building Safety Month in recognition of the critical work performed by building safety professionals, including inspectors, plans examiners, engineers, and construction professionals. These individuals help ensure that structures throughout our community are safe, resilient, and compliant with established codes, protecting residents and businesses from hazards such as fire, severe weather, and structural failure.

Budget Impact:

N/A

Strategic Impact:

This item supports Strategic Initiative 4: Provide High-Quality Services, by promoting safe, reliable, and resilient buildings that protect the public and enhance community well-being.

Recommendation:

The proclamation be read into the record.

Attachment(s):

1. Proclamation Building Safety Month May 2026

Prepared by: Kimberly LaFlamme, Deputy City Clerk

Reviewed by:

Ryan Morgan, Deputy Building Official

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 4/15/2026

Approved - 4/15/2026

Final Approval - 4/15/2026



PROCLAMATION

WHEREAS, Mount Dora is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike, and;

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety—our local code officials—who assure us of safe, sustainable and affordable buildings that are essential to our prosperity, and;

WHEREAS, *“Built to Last”* the theme for Building Safety Month 2026, encourages us all to raise awareness about the importance of building codes in ensuring safety in the spaces we live, work, play, and learn, and;

NOW, THEREFORE, I, James L. Homich, Mayor of the City of Mount Dora, Florida, do hereby proclaim May 2026 as

BUILDING SAFETY MONTH

In the City of Mount Dora, and hereby encourage all citizens to join us as we participate in Building Safety Month activities.

IN WITNESS WHEREOF, I hereunto set my hand and cause the Seal of the City of Mount Dora to be affixed this 5th day of May, 2026.

James L. Homich, Mayor



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: May 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of Vendor Agreement with Lake Community Action Agency for the Low Income Home Energy Assistance Program Vendor Payment (LIHEAP) Program

Introduction:

This is a request for City Council to approve the Low Income Home Energy Assistance Program Vendor Payment (LIHEAP) Agreement with Lake Community Action Agency.

Discussion:

The City of Mount Dora, in partnership with the Lake Community Action Agency, has been participating in the Low-Income Home Energy Assistance Program (LIHEAP) for approximately 30 years. LIHEAP is a federally funded program that helps income-qualified families with home heating and cooling costs. The Florida Department of Economic Opportunity administers LIHEAP and allocates funding directly to a network of community action agencies, also known as local agency providers, located throughout the state of Florida.

The program cannot pay for water, sewer or telephone services. The local LIHEAP provider makes the payments directly to the utility company on the customer's behalf.

A customer may be eligible if he or she meets the following requirements:

- Have a total income no more than 60% of the Florida State Median Income;
- Be responsible for paying the home heating or cooling bills;
- Be a resident of Florida; and
- Be a U.S. Citizen, qualified alien or permanent resident of the U.S.

Budget Impact:

There is no budget impact related to this item.

Strategic Impact:

- Strategic Initiative 4: Provide High-Quality Services, which emphasizes delivering “exceptional municipal services that promote a vibrant, safe, and healthy environment”
 - Goal 10, ensuring reliable and accessible utility services that protect public welfare, including electric service support for residents in need
- Strategic Initiative 5: Invest in Fiscal and Human Resources, by leveraging externally funded assistance programs to support residents without creating additional financial burden on the City
 - Objective 13.1, which encourages pursuit and utilization of federal and state funding sources to support community needs
By facilitating access to federally funded energy assistance, the City strengthens community stability, supports public welfare, and demonstrates responsible stewardship of available resources while maintaining high-quality service delivery.

Recommendation:

City Council approve the Low Income Home Energy Assistance Program Vendor Payment (LIHEAP) Agreement with Lake Community Action Agency.

Attachment(s):

1. City of Mount Dora LIHEAP MOA 2026

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 4/23/2026

Approved - 4/23/2026

Approved - 4/23/2026

Approved - 4/29/2026

Approved - 4/29/2026

Final Approval - 4/29/2026

**MEMORANDUM OF AGREEMENT
FLORIDA LOW-INCOME HOME ENERGY ASSISTANCE PROGRAM
BETWEEN
Lake Community Action Agency Inc
AND
City of Mount Dora**

Agreement Number: [2026-2028]

This **MEMORANDUM OF AGREEMENT** ("MOA") is made and entered into by **Lake Community Action Agency Inc ("LCAA")** and **City of Mount Dora ("City of Mount Dora")** for the provision of energy to low income households under the Florida Low-Income Home Energy Assistance Program ("LIHEAP"). Participants in the Agreement may individually be referred to herein as "Party" or collectively as the "Parties."

PURPOSE

This Agreement establishes the responsibilities of the Vendor to ensure essential utilities are delivered to support low-income households through the Low Income Home Energy Assistance Program (LIHEAP). By establishing clear roles, expectations, and procedures, eligible LIHEAP clients receive timely assistance with their energy needs from the participating Vendor.

TERM OF AGREEMENT

This Agreement will begin on **04/01/2026** ("Effective Date") and end on **03/31/2028**, unless otherwise terminated as set forth herein. This Agreement terminates, supersedes, and replaces any prior LIHEAP Agreement in effect between the Vendor and the Agency. This Agreement may be renewed **upon request by either part with proper notice**.

TYPE OF ENERGY PROVIDED

Services provided by the Vendor:

- | | |
|---|--------------------------------------|
| ☒ Electricity | ☐ Natural Gas |
| ☐ Fuel | ☐ Coal |
| ☐ Propane Gas | |

VENDOR ASSURANCES

In order to receive payments for clients who are approved for home energy assistance and crisis assistance, the Vendor agrees to the following:

- *Fair Treatment:* Ensure households receiving assistance under LIHEAP are not treated adversely due to program participation.
- *Non-Discrimination:* Agree not to discriminate in the cost of goods supplied or services provided to eligible households.
- *Energy-Related Payment:* Only energy-related elements of the utility bill are eligible for payment; no charges for water, sewage, or non-energy related components, unless deemed necessary to resolve a crisis as verified by the Agency and with prior approval from FloridaCommerce.

- *Charges from Illegal Activities:* Any charges resulting from illegal activities, such as returned check fees or meter tampering, will remain the responsibility of the client. No LIHEAP assistance funds will be used for any charges resulting from a client's illegal activities.
- *Account Verification:* Vendor agrees to furnish Agency with necessary account details, including account holder name, account number, service dates, past due and current balances, and crisis resolution requirements.
- *Client Responsibility:* When the LIHEAP assistance does not pay the complete charges owed by the client, that client is responsible for the remaining amount owed.

PROCESS OF VERIFYING CLIENT INFORMATION

- *Client Eligibility Verification:*
 - Agency shall verify client eligibility for LIHEAP assistance based on Federal and State criteria including income threshold and crisis status.
 - Agency will secure client consent for information release through signed or verbal agreements, documented by the Agency.
- *Information Exchange:*
 - Vendor shall provide Agency and the FloridaCommerce-provided payment vendor with verification of required account information to ascertain client eligibility for assistance.
 - Agency and/or the FloridaCommerce-provided payment vendor will coordinate with the Vendor to ensure accuracy and completeness of client account information before payment commitments.

PAYMENT PROCEDURES

- *Payment Commitment:* Program benefits payments shall be rendered to Vendor within 30 days of commitment. Payments are made after Agency approves an application.
- *Payment to Vendor:* A FloridaCommerce-provided payment vendor issues the benefit payments directly to the energy Vendor.
- *Refund Handling:* If payments made cannot be applied to client accounts, funds shall be returned to the FloridaCommerce-provided payment vendor within 30-45 days.
- *Documentation:* Vendor agrees to confirm the data and amount of all LIHEAP benefits are applied to client accounts within 10 business days of receiving the award/payment.

MODIFICATION OF AGREEMENT

Either Party may request modification of the provisions of this Agreement. Modifications to this Agreement must be in writing and duly signed by the Parties. This Agreement shall be governed by laws of the State of Florida.

TERMINATION OF AGREEMENT

Termination of this Agreement may be made with a thirty (30) days written notice by either Party.

ADDITIONAL ASSURANCES

- Vendor acknowledges and complies with the requirement to maintain "active" status with the State of Florida, verified at <http://sunbiz.org/search.html>, and ensure compliance with all federal clearance checks.
- Both Parties shall ensure staff are trained in LIHEAP and maintain lists of authorized representatives for crisis resolution and payment commitments.
- Vendor will provide assurances regarding data privacy and release of information only with authorized client consent.

CONTACT INFORMATION

The following contacts for both Parties are authorized to resolve crisis situations and make payment commitments on behalf of a client:

Agency Key Contact Name: Timothy Bridges

Name: Timothy Bridges

Address: 501 North Bay Street, Eustis FL, 32726

Email: Timb@lakecaa.org

Phone: 352-357-5550

Mobile: 321-441-6760

Vendor Key Contact Name: _____

Name: [Vendor Contact Name] _____

Address: [Vendor Contact Address] _____

Email: [Vendor Contact Email] _____

Phone: [Vendor Contact Office Phone] _____

Mobile: [Vendor Contact Mobile] _____

IN WITNESS WHEREOF, by signature below, the Parties agree to abide by the terms, conditions, and provisions of the Memorandum of Agreement. This MOA is effective the date the last Party signs.

City of Mount Dora

By: _____
(Signature)

(Print/Type **Name and Title**)

Date: _____

Vendor Address:

Street: _____

City: _____ State: _____

Zip Code: _____

Phone: _____

FEIN/UEI (if applicable): _____

Lake Community Action Agency Inc

By:  _____
(Signature)

James H. Lowe Executive Director
(Print/Type **Name and Title**)

Date:  _____

Agency Address:

Street: 501 North Bay Street

City: Eustis State: FL

Zip Code: 32726

Phone: 352-357-5550



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: May 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request to Foreclose on Property at 1640 Stafford Springs Blvd., (AK#3527984)
Mount Dora, Florida 32757

Introduction:

This is a request for City Council to approve the City's foreclosure on 1640 Stafford Springs Blvd, Mount Dora, Florida 32757.

Discussion:

Code Compliance is requesting authorization to foreclose on 1640 Stafford Springs Boulevard, Mount Dora, Florida 32757. The property is owned by Dave Lowe Realty Inc. Code Compliance Case No. E2025-0145 was initiated after observed violations involving nonliving plant material on the roof, exterior wall discoloration/protective coating deficiencies, rotted fascia with holes, roof and drainage deficiencies, and two broken glass windows. The cited provisions include City Code Section 26-86 and International Property Maintenance Code Sections 304.2, 304.7, and 304.13.

After notice and hearing, the Code Compliance Magistrate entered a Finding of Fact/Conclusion of Law/Order Imposing Fine on August 28, 2025, requiring compliance by October 27, 2025. The property remained out of compliance. On December 18, 2025, the Magistrate imposed a fine and created a lien in the amount of \$31,654.19, with fines continuing to accrue at \$150 per day for each violation until compliance is verified. The lien was recorded on December 22, 2025, in Official Records Book 6653, Page 1041, of the public records of Lake County, Florida.

At the April 17, 2026 compliance status hearing, Magistrate Davis R. Bear granted the City's request for authorization to foreclose. Code Compliance reports that the violations remain unresolved and that the property has unpaid 2024 and 2025 property taxes, with a third-party tax certificate issued for 2024. According to the Lake County Property Appraiser, the current market value of the property is \$303,657.

Budget Impact:

Legal fees and court costs to complete an uncontested foreclosure are estimated at \$3,000 or less. If the owner contests the foreclosure or otherwise responds in litigation, additional costs will be determined at that time.

Strategic Impact:

Strategic Initiative 2: Beautify Mount Dora. Foreclosure of the recorded lien supports neighborhood beautification, code compliance, and the maintenance of safe and attractive residential properties.

Recommendation:

City Council approve the foreclosure process and authorize the City Manager, City Attorney, and their designees to take all necessary actions to proceed with foreclosure of the recorded code compliance lien against 1640 Stafford Springs Boulevard.

Attachment(s):

1. Attachment #1 E2025-0145 1640 Stafford Springs Blvd -Compliance Status (TH)
2. Attachment #2 Order Imposing Fine- Creating Lien Certified
3. Attachment #3 Order Authorizing Foreclosure

Prepared by: Adam Sumner, Community Development Director

Reviewed by:

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 4/21/2026

Approved - 4/22/2026

Approved - 4/29/2026

Approved - 4/29/2026

Final Approval - 4/29/2026

CITY OF MOUNT DORA, FLORIDA CODE COMPLIANCE VS. DAVE LOWE REALTY INC.

CASE NO. 2025-0145: VIOLATION OF NONLIVING PLANT MATERIAL ON
PROPERTY ROOF, EXTERIOR WALL DISCOLORATION, ROTTED FASCIA WITH
HOLES AND TWO BROKEN GLASS WINDOWS.

(COMPLIANCE STATUS HEARING – RECORDED LIEN)



CASE BRIEF

ATTACHMENT #1 Code Case #2025-0145

Property Address	1640 Stafford Springs Blvd. Mount Dora, FL 32757
Property Owner	Dave Lowe Realty Inc.
Property Owner Mailing Address	1640 Stafford Springs Blvd Mount Dora, FL 32757
Complaint	Nonliving plant material on roof, rotted fascia with holes, discolored home exterior, broken windows on residence.
Code Section(s) Cited	Code of Ordinances Section 26-86 Accumulations of trash, junk, debris and nonliving plant material on property. International Property Maintenance Code Section 304.2 Protective treatment . International Property Maintenance Code Section 304.7 Roofs and drainage. International Property Maintenance Code Section 304.13 Window, skylight and door frames.
Respondent/s notified	Yes
Case Commencement	Code Compliance Inspector, Tarra Hernandez
Notice of Violation	June 13, 2025
Notice of Hearing	July 14, 2025
Recommendation	Based on the continued non-compliance and ongoing financial delinquency, the City is requesting authorization to proceed with foreclosure of the lien.

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:	DAVE LOWE REALTY INC	Alternate Key:	3527984
Mailing Address:	303 N HIGHLAND ST MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	20-19-27-1510-000-03500
		Millage Group and City:	00MD Mount Dora
		2024 Total Certified Millage Rate:	18.8964
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1640 STAFFORD SPRINGS BLVD MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ
			School Boundary Maps ⓘ
Property Description:	MOUNT DORA, THE COUNTRY CLUB OF MOUNT DORA UNIT 3 LOT 35 PB 32 PGS 45-46 ORB 5390 PG 594		

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.

1

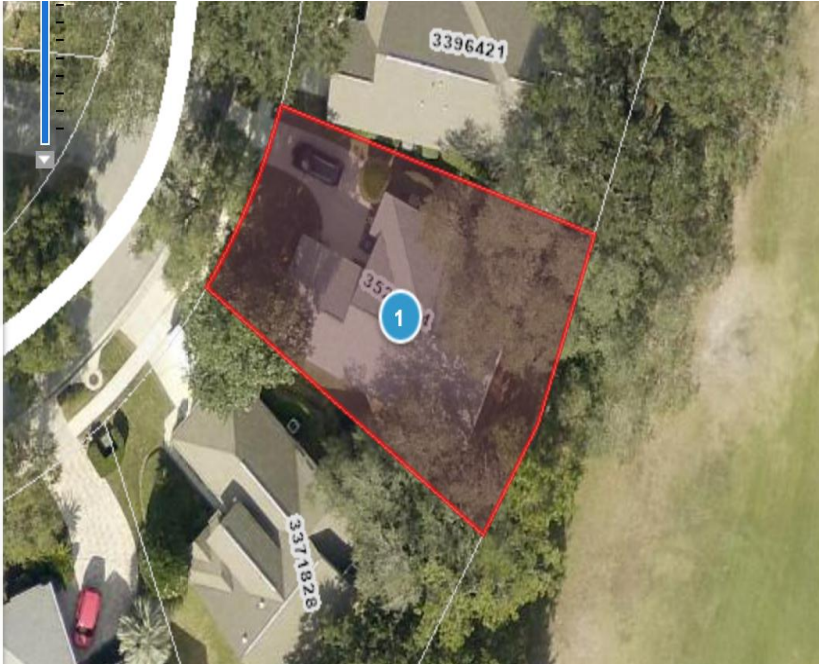
3527984

1640 STAFFORD SPRINGS BLVD

Owner: DAVE LOWE REALTY INC

Owner Address: 303 N HIGHLAND ST,
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](#)



Timeline

Date	Event
May 15, 2025	Violation case initiated in BS&A. Courtesy Notice mailed to owner. (Mailing address is the real estate office). Property visits have been made with negative results. Contact has been attempted via phone with the owner, (Ashley Lowe), voicemails left. Owner has not called back.
June 13, 2025	Notice of Violation mailed certified to owner. The real estate office received and signed the notice but still no response from owner.
July 14, 2025	Notice of Hearing mailed certified to owner. The real estate office received and signed the notice but still no response from owner.
August 1, 2025	Notice of Hearing posted to the property
August 28, 2025	Finding of Fact ordered Respondent to bring all violations into compliance by October 27, 2025
October 29, 2025	Notice of Compliance Hearing – Impose Fine mailed to property owner.
November 26, 2025	Notice of Compliance Hearing – Impose Fine posted to property

Timeline

Date	Event
December 18, 2025	Order Imposing Fine and Creating Lien issued and recorded on December 22, 2025
March 13, 2025	Notice of Compliance Status Hearing mailed to owner certified and regular mail.
March 25, 2025	Notice of Compliance Status Hearing posted to the property.

Field Inspection Photo(s) – May 14, 2025

The photos observed accurately depict what was there at the time the photographs were taken.



Field Inspection Photo(s) – May 14, 2025

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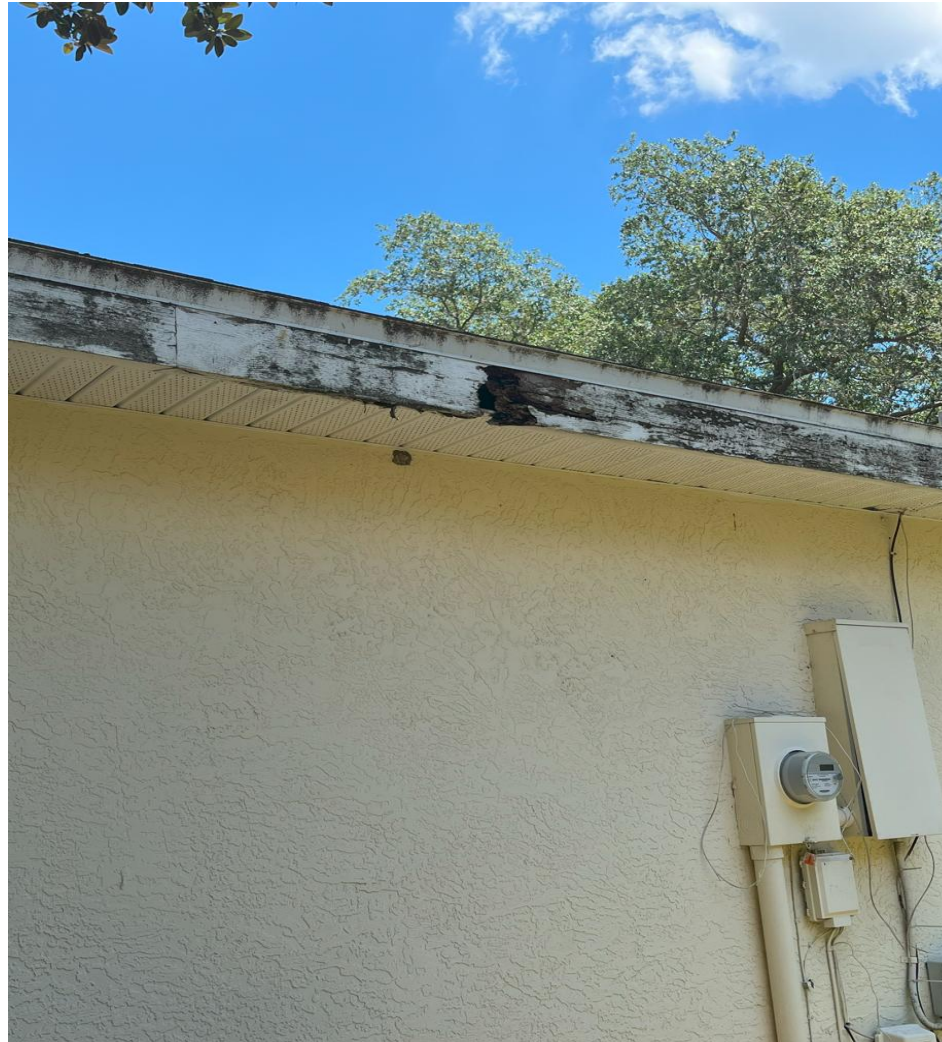
Field Inspection Photo(s) – May 14, 2025

The photos observed accurately depict what was there at the time the photographs were taken.



Field Inspection Photo(s) – May 14, 2025

The photos observed accurately depict what was there at the time the photographs were taken.



Field Inspection Photo(s) – Affidavit



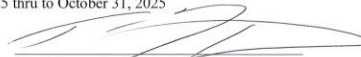
PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Owner: Dave Lowe Realty Inc.

Name: Tarra Hernandez being first duly affirmed, deposes and says:

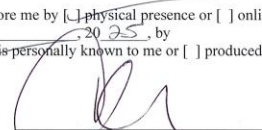
1. That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
2. That I observed the following: Code of Ordinances - Section. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property; International Property Maintenance Code Section 304.2 Protective treatment; International Property Maintenance Code Section 304.13 Window, skylight and door frames and International Property Maintenance Code Section 304.7 Roofs and drainage.
3. Photograph evidence was obtained at the following location:
1640 Stafford Springs Blvd, Mount Dora, FL 32757
Parcel No: 29-19-27-1510-000-03500
Alternate Key No: 3527984
4. Date Photos Obtained May 14, 2025 thru to October 31, 2025


Tarra Hernandez
Code Compliance Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by ☒ physical presence or ☐ online notarization, this 15th day of May, 2025, by Tarra Hernandez, who ☒ is personally known to me or ☐ produced as identification.

SEAL:


Signature of Notary



Code Compliance: Courtesy Notice

mailed May 15, 2025



May 15, 2025

DAVE LOWE REALTY INC
303 N HIGHLAND STREET
MOUNT DORA, FL 32757

Case Number: E2025-0145

COURTESY NOTICE

Dear Dave Lowe Realty Inc.,

I am writing to inform you that a violation of either the Code of Ordinances, Land Development Code and International Property Maintenance Code is on the following property in the PUD Zoning District located at property: **1640 Stafford Springs Blvd, Mount Dora, FL 32757**. The property is also described as:

Alternate Key: 3527984
Parcel No: 29-19-27-1510-000-03500

The property is **in violation** of the following code(s):

Code of Ordinances - Section. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property. (Dead tree leaves and debris on roof to be removed. Overgrown tree branch is laying on roof as well. This must be trimmed.)

(a) Subject to subsection (b) of this section, no owner, agent, custodian, lessee or occupant of property shall permit the accumulation of trash, junk, debris, or nonliving plant material on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.

(b) Subsection (a) of this section shall not be construed to prohibit any of the following:

- (1) The storage of trash, junk, debris and nonliving plant material in garbage containers which comply with all applicable ordinances relating to solid waste collection;
- (2) The storage of nonliving plant material in compost bins; or
- (3) Keeping wood on the property for use as fuel, provided such wood is piled, stacked, bundled, or corded and the area surrounding the piles, stacks, bundles or cords shall be free of excessive growth of grass, weeds, brush and branches.

International Property Maintenance Code Section 304.2 Protective treatment (Exterior walls of residence is discolored with dirt on many portions of the building. This is to be cleaned.) Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting, or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

International Property Maintenance Code Section 304.7 Roofs and drainage (Fascia on roof is discolored and rotted. There are large holes on the fascia in various areas surrounding the property. Fascia is to be replaced with non-rotting wood or other approved material.)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

International Property Maintenance Code Section 304.13 Window, skylight and door frames. (Two glass windows to the rear of the property are broken. The glass panels must be replaced.) Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

For further information, please review the Code of Ordinances and Land Development Codes on the City of Mount Dora website <https://ci.mount-dora.fl.us/> and visit <https://www.iccsafe.org/> to review International Property Maintenance Code.

Please correct the violation(s) no later than June 5th, 2025 by 8:00 A.M. to avoid further code enforcement actions against the property. If you require additional time to complete the repairs and are requesting a time extension, please contact the office. Failure to correct the violation(s) by the date of re-inspection, will result in receiving a certified Notice of Violation to the property and/or Notice of Hearing. Thank you in advance for your cooperation in this matter. If you have questions regarding this violation, please email me at herandezt@mountdora.gov or call the Code Compliance office at (352) 735-7100, Ext. 1716.

Sincerely,

Tarra Hernandez
Code Compliance Inspector
City of Mount Dora



Code Compliance: Notice of Violation

Mailed – June 13, 2025

Page 31 of 210

Code Compliance: Notice of Violation - Affidavit

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

State of Florida
County of Lake

Re: Case No. 2025-0145

Tarra Hernandez being first duly affirmed, deposes and says:

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

☐ Courtesy Notice
☒ Notice of Violation
☐ Notice of Hearing
☐ Notice of Violation/ Notice of Hearing
☐ Notice of Cancellation of Hearing
☐ Notice of Administration

3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1640 Stafford Springs Blvd, Mount Dora, Florida 32757 and Alternate Key No.: 3527984
Parcel No: 20-19-27-1510-000-03500 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

____ a.) That on the ____ day of ____ 2025, at 4 o'clock ____ PM ____, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____, Mount Dora, FL 32757 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:

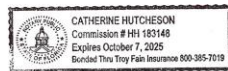
____ X ____ a.) That the Notice of Violation was sent to the property owner of the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 13th of June, 2025 at 3:00 o'clock P.M.,

____ b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the ____ day of ____ 2025," also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:00 PM. o'clock.

Further affiant saith not.


 Tarra Hernandez
 Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this June 13, 2025 by Tarra Hernandez
 (Date) who is personally known to me and who took an oath.




 Notary Public Signature
 Commission No. _____
 Name of Notary Typed, Printed, or Stamped

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 X	
1. Article Addressed to: DAVE LOWE REALTY INC 303 N HIGHLAND STREET MOUNT DORA, FL 32757		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 9590 9402 9123 4225 0264 88		D. Is delivery address different from item 1? ☐ Yes If YES, _____	
3. Service Type ☐ Adult Signature ☐ Adult Signature ☐ Certified Mail ☐ Certified Mail ☐ Collect on Delivery ☐ Collect on Delivery		U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com .	
PS Form 3811, July 2020 PSN 7530-02-000-9053		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 \$ _____	
9589 0710 5270 1964 8072 20		Postage _____ DAVE LOWE REALTY INC 303 N HIGHLAND STREET MOUNT DORA, FL 32757	

Code Compliance: Notice of Hearing

Mailed – July 14, 2025

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

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,)
)
Plaintiff,)
)
vs.) CASE NO: 2025-0145
)
DAVE LOWE REALTY INC)
)
)
Defendant)

NOTICE OF HEARING

TO:
DAVE LOWE REALTY INC.
303 N HIGHLAND STREET
MOUNT DORA, FL 32757

YOU ARE HEREBY 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 in the **R-2** Zoning area at **1640 Stafford Springs Blvd, Mount Dora, Florida 32757** and Alternate Key No.: **3527984, Parcel No: 20-19-27-1510-000-03500**. The hearing before the Code Enforcement Magistrate is scheduled for **10:00 a.m., on the 28th of August, 2025** 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.

Violation(s) Cited:

- Code of Ordinances - Section. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property.
- International Property Maintenance Code Section 304.2 Protective treatment
- International Property Maintenance Code Section 304.7 Roofs and drainage
- International Property Maintenance Code Section 304.13 Window, skylight and door frames.

Please contact the Code Compliance Division to schedule a re-inspection of any violation(s) corrected prior to the Magistrate Hearing date at 352-735-7100 Ext. 1716 or email hernandezt@mountdora.gov

Certified Mail #9589071052701964807305

DATED this 14th day of July, 2025.



Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

Code Compliance: Notice of Hearing - Affidavit

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

State of Florida
County of Lake

Re: Case No. 2025-0145

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:

☐ Courtesy Notice
☐ Notice of Violation
☒ Notice of Hearing
☐ Notice of Violation/ Notice of Hearing
☐ Notice of Cancellation of Hearing
☐ Notice of Administration

- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1640 Stafford Springs Blvd, Mount Dora, Florida 32757 and Alternate Key No.: 3527984
Parcel No: 20-19-27-1510-000-03500 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the ____ day of ____, 2025, at 4 o'clock __PM__, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at ____, Mount Dora, FL 32757 or

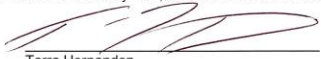
b.) That on the ____ day of ____, 20__, at ____ o'clock __P. M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of business.

POSTING & FIRST-CLASS MAIL:

X a.) That the Notice of Hearing was sent to the property owner of the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 14th of July, 2025 at 3:00 o'clock P.M.,

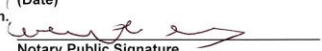
b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the ____ day of ____, 2025.", also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:00 PM. o'clock.

Further affiant saith not.

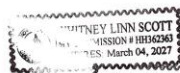

 Tarra Hernandez
 Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this July 11, 2025 by Tarra Hernandez
 (Date)

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

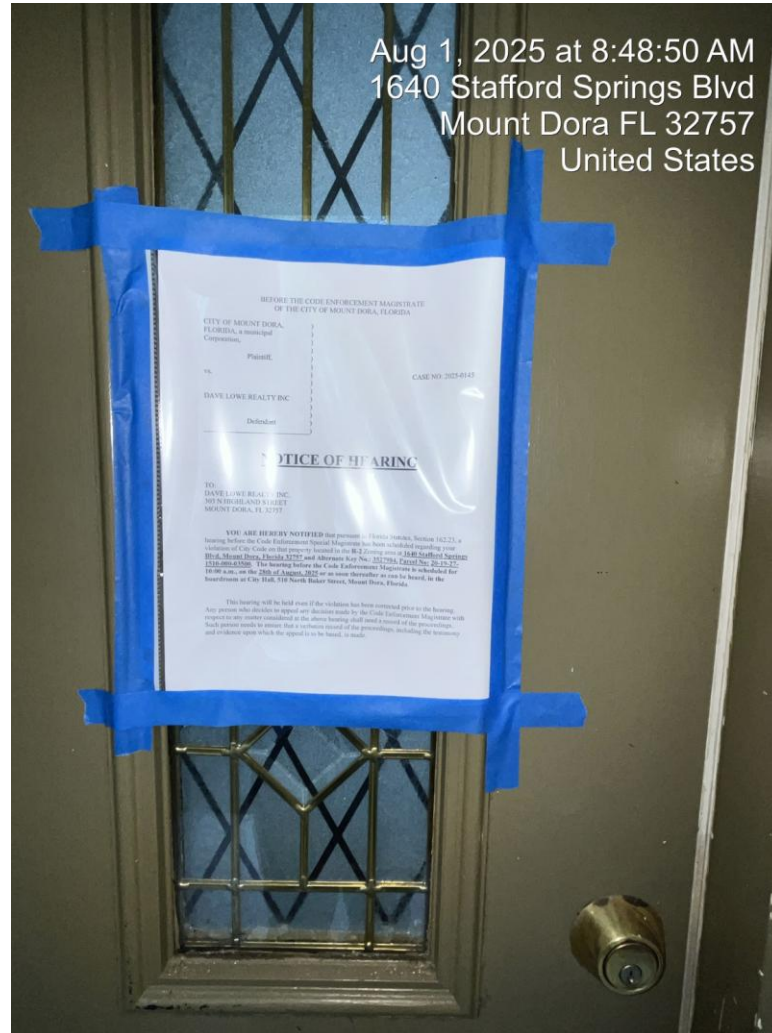

 Notary Public Signature
 Commission No. _____

Name of Notary Typed, Printed, or Stamped



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 X
1. Article Addressed to: DAVE LOWE REALTY INC. 303 N HIGHLAND STREET MOUNT DORA, FL 32757 9590 9402 9123 4225 0263 89	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1964 8073 05	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted ☐ Certified Mail® ☐ Certified Mail Restricted ☐ Collect on Delivery ☐ Collect on Delivery Restricted ☐ Mail Restricted (05)	U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com ™.
PS Form 3811, July 2020 PSN 7530-02-000-9053	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 Postmark Here DAVE LOWE REALTY INC. 303 N HIGHLAND STREET 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. 2025-0145

Tarra Hernandez being first duly affirmed, deposes and says:

1. That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
2. That I received the following described documents:
 - ☐ Courtesy Notice
 - ☐ Notice of Violation
 - ☒ Notice of Hearing
 - ☐ Notice of Violation/ Notice of Hearing
 - ☐ Notice of Cancellation of Hearing
 - ☐ Notice of Administration
3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1640 Stafford Springs Blvd, Mount Dora, Florida 32757 and Alternate Key No.: 3527984, Parcel No: 20-19-27-1510-000-03500 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

- a.) That on the ___ day of ___, 2025, at 4 o'clock __PM___, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at ___, Mount Dora, FL 32757 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 property owner of the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the ___ day of ___, 2025 at 3:00 o'clock P.M.,
- ☒ b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the 1st day of August 2025.", also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:00 PM. o'clock.

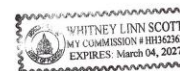
Further affiant saith not.

Tarra Hernandez
Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this 8/16/2025 by Tarra Hernandez
(Date)
who is personally known to me and who took an oath.

Notary Public Signature
Commission No. _____

Name of Notary Typed, Printed, or Stamped



Code Compliance: Notice of Compliance Hearing Mailed – October 29, 2025

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

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

DAVE LOWE REALTY INC.

Defendant

CASE NO: 2025-0145

NOTICE OF COMPLIANCE HEARING

TO: DAVE LOWE REALTY INC.
303 N HIGHLAND STREET
MOUNT DORA, FL 32757

YOU ARE HEREBY 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 in the **PUD (Planned Unit Development)** Zoning area at **1640 Stafford Springs Blvd, Mount Dora, Florida 32757** and Alternate Key No.: **3527984, Parcel No: 20-19-27-1510-000-03500**. The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on the **18th of December, 2025** 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 our office 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.

Violation(s) Cited:

- Code of Ordinances - Section. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property. (*Dead tree debris on the roof and tree branch laying on roof.*)
- International Property Maintenance Code Section 304.2 Protective treatment (*Rotten fascia with holes.*)
- International Property Maintenance Code Section 304.13 Window, skylight and door frames (*Two broken windows to rear.*)

This Notice of Compliance Hearing is issued for the purpose of confirming the assessment of a fine due to the respondent's failure to remedy the cited violation(s). Please contact the Code Compliance Division to schedule a re-inspection of any violation(s) corrected prior to the Magistrate Hearing date at 352-735-7100 Ext. 1716 or email hernandezt@mountdora.gov

Certified Mail #9589071052702674664431

DATED this 29th day of October, 2025.


Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

Code Compliance: Notice of Compliance Hearing Cont'd Mailed – October 29, 2025

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

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs. CASE NO: 2025-0145

DAVE LOWE REALTY INC.

Defendant

NOTICE OF COMPLIANCE HEARING

TO: DAVE LOWE REALTY INC.
2100 PARK FOREST BLVD
MOUNT DORA, FL 32757

YOU ARE HEREBY 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 in the PUD (Planned Unit Development) Zoning area at **1640 Stafford Springs Blvd, Mount Dora, Florida 32757 and Alternate Key No.: 3527984, Parcel No: 20-19-27-1510-000-03500**. The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on the **18th of December, 2025** 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 our office 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.

Violation(s) Cited:

- Code of Ordinances - Section. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property. (*Dead tree debris on the roof and tree branch laying on roof.*)
- International Property Maintenance Code Section 304.2 Protective treatment (*Rotten fascia with holes.*)
- International Property Maintenance Code Section 304.13 Window, skylight and door frames (*Two broken windows to rear.*)

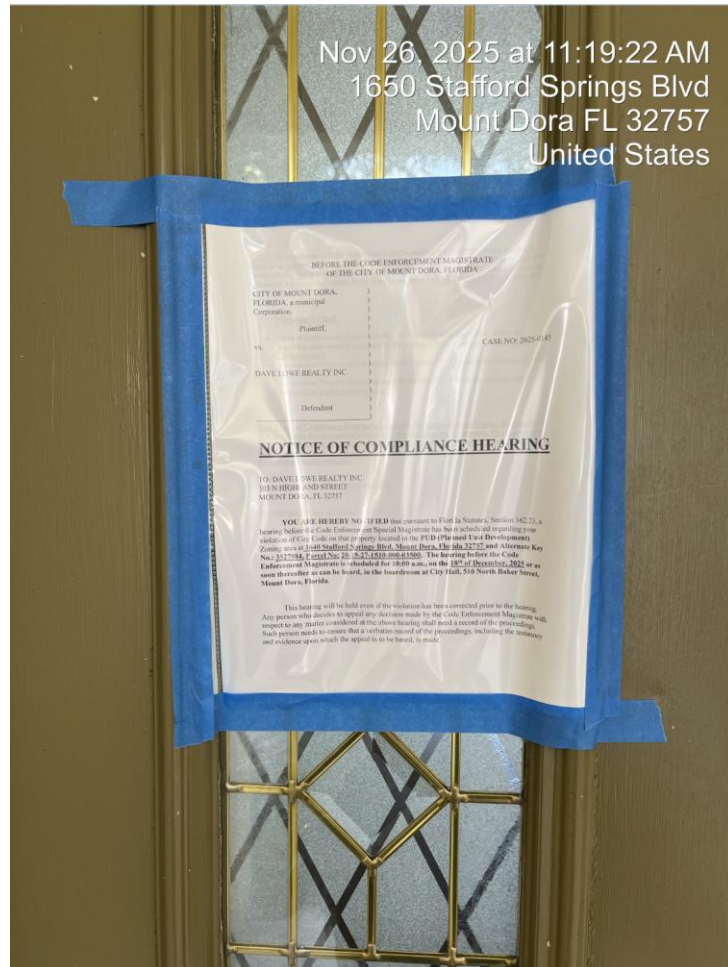
This Notice of Compliance Hearing is issued for the purpose of confirming the assessment of a fine due to the respondent's failure to remedy the cited violation(s). Please contact the Code Compliance Division to schedule a re-inspection of any violation(s) corrected prior to the Magistrate Hearing date at 352-735-7100 Ext. 1716 or email bernandezt@mountdora.gov

Certified Mail #9589071052702674664431

DATED this 29th day of October, 2025.


Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

Code Compliance: Notice of Compliance Hearing Posted - November 26, 2025



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

State of Florida
County of Lake

Re: Case No. 2025-0145

Tarra Hernandez being first duly affirmed, deposes and says:

1. That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
2. That I received the following described documents:
☐ Courtesy Notice
☐ Notice of Violation
☐ Notice of Hearing
☐ Notice of Violation/ Notice of Hearing
☒ Notice of Compliance Hearing
☐ Notice of Administration
3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
**1640 Stafford Springs Blvd Mount Dora, Florida 32757 and Alternate Key No.:3527984,
Parcel No: 20-19-27-1510-000-03500** by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

- a.) That on the ____ day of ____, 2025, at 4 o'clock __ PM __, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at ____, Mount Dora, FL 32757 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 ____ was sent to the property owner of the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the ____ day of ____, 2025 at 3:00 o'clock P.M.,
- b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the 26th day of November, 2025.", also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:00 PM. o'clock.

Further affiant saith not.

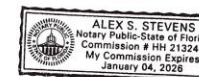
Tarra Hernandez
Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this December 2, 2025 by Tarra Hernandez,
(Date)

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

Alex S. Stevens
Notary Public Signature
Commission No. HH213244

Name of Notary Typed, Printed, or Stamped



Field Inspection Photo(s) – December 4, 2025

The photos observed accurately depict what was there at the time the photographs were taken.



Field Inspection Photo(s) – December 4, 2025

The photos observed accurately depict what was there at the time the photographs were taken.



Field Inspection Photo(s) – December 4, 2025

The photos observed accurately depict what was there at the time the photographs were taken.



Field Inspection Photo(s) – December 4, 2025

The photos observed accurately depict what was there at the time the photographs were taken.



Field Inspection Photo(s) – December 4, 2025

The photos observed accurately depict what was there at the time the photographs were taken.



Field Inspection Photo(s) – December 4, 2025

The photos observed accurately depict what was there at the time the photographs were taken.



Field Inspection Photo(s) – Affidavit

December 4, 2025

ATTACHMENT #1



CITY OF
MOUNT
DORA
BUILDING DIVISION

PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Owner: DAVE LOWE REALTY INC

Name: Tarra Hernandez being first duly affirmed, deposes and says:

1. That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
2. That I observed the following: International Property Maintenance Code Section 304.2 Protective treatment and Property Maintenance Code Section 304.7 Roofs and drainage, International Property Maintenance Code Section 304.13 Window, skylight and door frames and Code of Ordinances - Section. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property.
3. Photograph evidence was obtained at the following location:
1640 Stafford Springs Blvd, Mount Dora, FL 32757
Parcel No: 20-19-27-1510-000-03500
Alternate Key No: 3527984
4. Date Photos Obtained December 4, 2025 thru to July 1, 2026


Tarra Hernandez
Code Compliance Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by [4] physical presence or [] online notarization, this 5th day of December, 2025, by Tarra Hernandez, who [is] personally known to me or [] produced as identification.

SEAL:




Signature of Notary

Code Compliance: Finding of Fact

August 28, 2025

ATTACHMENT #1

Return this Instrument to:
City of Mount Dora, Office of City Manager
510 N. Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 20-19-27-1510-000-03500
Alt. Key Number: 3527984

IN AND FOR THE CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

CITY OF MOUNT DORA,

Petitioner,

CASE NO: E2025-0145

v.

DAVE LOWE REALTY INC.,

Respondents,

DAVE LOWE REALTY INC.
303 N HIGHLAND STREET
MOUNT DORA, FL 32757

☒ Respondent Present
☐ Respondent Not Present
☐ Represented by Counsel or Other
Name of Representative _____
Written Authorization Received _____
Relationship _____

FINDING OF FACT/ CONCLUSION OF LAW/ ORDER IMPOSING FINE

THIS CAUSE having come before the undersigned Magistrate for the City of Mount Dora on the 28th day of August, 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 above-named Respondents were properly noticed of the subject proceeding and are found to have violated of the following City of Mount Dora Land Development Code(s):

- (1) Code of Ordinances - Section. 26-86, - Accumulations of trash, junk, debris and nonliving plant material on property. (a) Subject to subsection (b) of this section, no owner, agent, custodian, lessee or occupant of property shall permit the accumulation of trash, junk, debris, or nonliving plant material on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.
- (b) Subsection (a) of this section shall not be construed to prohibit any of the following:
- (1) The storage of trash, junk, debris and nonliving plant material in garbage containers which comply with all applicable ordinances relating to solid waste collection;

Return this Instrument to:
City of Mount Dora, Office of City Manager
510 N. Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 20-19-27-1510-000-03500
Alt. Key Number: 3527984

- (2) The storage of nonliving plant material in compost bins; or
- (3) Keeping wood on the property for use as fuel, provided such wood is piled, stacked, bundled, or corded and the area surrounding the piles, stacks, bundles or cords shall be free of excessive growth of grass, weeds, brush and branches.

- (2) International Property Maintenance Code Section 304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting, or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- (4) International Property Maintenance Code Section 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Said violation(s) involve that property located at 1640 Stafford Springs Blvd, Mount Dora, Lake County, Florida [Tax Parcel Identification #20-19-27-1510-000-03500; Alternate Key #3527984] (MOUNT DORA, THE COUNTRY CLUB OF MOUNT DORA UNIT 3 LOT 35 PB 32 PGS 45-46 ORB 5390 PG 594).

Respondent is hereby ordered to bring the Property into compliance with the aforementioned City Code(s) Respondent to come into compliance by fixing all violations included by no later than 8:00A.M, on the 27 day of October, 2025. Failure to comply by the date specified herein will result in the assessment of civil penalty in the amount of \$150.00 for every day thereafter that the violation(s) remains.

RESPONDENT MUST CONTACT THE CODE COMPLIANCE INSPECTOR LISTED BELOW TO ARRANGE A DATE AND TIME FOR INSPECTION IN ORDER TO VERIFY COMPLIANCE. COMPLIANCE MUST BE VERIFIED IN PERSON AND WILL NOT BE VERIFIED UNTIL RESPONDENTS CONTACT:

Tarra Hernandez, Code Compliance Inspector
510 N. Baker Street

Code Compliance: Finding of Fact cont'd

Return this instrument to:
City of Mount Dora, Office of City Manager
510 N. Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 20-19-27-1510-000-03500
Alt. Key Number: 3527984

Mount Dora, Florida 32757
Phone: (352) 735-7100 Ext 1716

A Compliance Hearing related to this matter is scheduled for:

10:00 a.m., on December 18th 2025, and shall be held to determine Respondents' compliance with this Order. This public hearing will be held at:

Mount Dora City Hall
510 N. Baker Street
Mount Dora, Florida 32757

It shall be the responsibility of the Respondent to provide an interpreter if translation is required for any City of Mount Dora Code Compliance Magistrate proceeding.

If you are a person with a disability who needs any accommodation in order to participate in any City of Mount Dora Code Compliance Magistrate proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Adam Sumner (352-735-7112 Ext. 1705 or plandev@mountdora.gov), at least seven (7) days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

Any person wishing to appeal any decision made by the magistrate with respect to any matter considered at such hearing will need a record of the proceeding, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IF THE RESPONDENT DOES NOT COMPLY WITHIN THE TIME SPECIFIED ABOVE THE FINE WILL BEGIN TO ACCRUE AND A COPY OF THIS ORDER AND AN ORDER RATIFYING THE CONTINUED VIOLATION SHALL BE RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ONCE RECORDED, SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY UPON WHICH THE VIOLATION EXISTS AND UPON ANY OTHER REAL AND/OR PERSONAL PROPERTY, OWNED BY RESPONDENT, UNTIL SUCH TIME AS SAID LIEN IS SATISFIED OR EXPIRES PURSUANT TO FLORIDA LAW.

In order to fully satisfy any fine imposed in accordance with this Order, applicable recording fees will be charged.

Return this instrument to:
City of Mount Dora, Office of City Manager
510 N. Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 20-19-27-1510-000-03500
Alt. Key Number: 3527984

ANY FUTURE VIOLATION, OF THE SAME CODE OR ORDINANCE AS SET FORTH HEREIN, BY THE ABOVE-NAMED RESPONDENT REGARDLESS OF THE PROPERTY LOCATION IN THE CITY'S JURISDICTION AND WHICH OCCURS WITHIN A PERIOD OF 5 YEARS FROM THE DATE HEREOF MAY BE CHARGED AS A REPEAT VIOLATOR SUBJECT TO A PENALTY OF UP TO \$500.00 PER DAY PER VIOLATION.

DONE AND ORDERED this 28th day of August, 2025.

CITY OF MOUNT DORA, FLORIDA

By: 
David R. Bear
Code Compliance Magistrate

ATTEST:


Tarra Hernandez
Code Compliance Inspector

Copies To:
Code Compliance Division
Respondent Received Copy ☒
Respondent Mailed Copy ☒

Respondent is hereby ordered to bring the Property into compliance with the aforementioned City Code(s) Respondent to come into compliance by fixing all violations included by no later than 8:00A.M, on the 27 day of October, 2025. Failure to comply by the date specified herein will result in the assessment of civil penalty in the amount of \$150.00 for every day thereafter that the violation(s) remains.

Code Compliance: Order Imposing Fine and Creating Lien

INSTRUMENT#: 2025156127 OR BK 6653 PG 1041 PAGES: 2 12/22/2025 2:58:13 PM
 GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
 REC FEES: \$18.50

Return this instrument to:
 City of Mount Dora, Office of City Manager
 110 N. Baker Street
 Mount Dora, Florida 32757
 Tax Parcel Identification Number: 29-19-27-0050-134-0005
 Alt. Key Number: 1487268

IN AND FOR THE CITY OF MOUNT DORA,
 LAKE COUNTY, FLORIDA

CITY OF MOUNT DORA,
 Petitioner,

CASE NO: E2025-0145

v.
 DAVE LOWE REALTY INC,
 Respondents,

INSTRUMENT #2025156135
 OR BK 6653 PG 1050 - 1051 (2 PGS)
 DATE: 12/22/2025 3:00:07 PM
 GARY J. COONEY, CLERK OF THE CIRCUIT COURT
 AND COMPTROLLER, LAKE COUNTY, FLORIDA
 RECORDING FEES \$18.50

DAVE LOWE REALTY INC
 303 N HIGHLAND STREET
 MOUNT DORA, FL 32757

☒ Respondent Present
☐ Respondent Not Present
☐ Represented by Counsel or Other
 Name of Representative _____
 Written Authorization Received _____
 Relationship _____

ORDER IMPOSING FINE & CREATING LIEN

THIS CAUSE having come before the undersigned Magistrate on the 18th day of December, 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 continues to be in violation of its FINDING OF FACT/ CONCLUSION OF LAW/ORDER IMPOSING FINE dated August 28th, 2025.

Based on the accrual of fines established in the FINDINGS OF FACT/ CONCLUSIONS OF LAW/ ORDER IMPOSING FINE, the total accrued fines and cost as of today is \$31,654.19. The fines will continue to accrue at the rate of \$150 per day/per each of the four violations until each such violation is cured.

The above 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.

RESPONDENT MUST CONTACT THE CODE COMPLIANCE DIVISION TO ARRANGE A DATE AND TIME FOR INSPECTION IN ORDER TO VERIFY COMPLIANCE.

INSTRUMENT# 2025156127 OR BOOK 6653/PAGE 1042 PAGE 2 of 2

COMPLIANCE MUST BE VERIFIED IN PERSON AND WILL NOT BE VERIFIED UNTIL RESPONDENTS CONTACT THE DIVISION AT (352) 735-7127.

Any person wishing to appeal any decision made by the magistrate with respect to any matter considered at such hearing will need a record of the proceeding, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In order to fully satisfy any fine imposed in accordance with this Order, applicable recording fees will be charged.

Property Owner: DAVE LOWE REALTY INC.
 Address: 1640 STAFFORD SPRINGS BLVD
 Alternate Key: 3527984
 Parcel Number: 28-19-27-1510-000-03500
 Legal Description: MOUNT DORA, THE COUNTRY CLUB OF MOUNT DORA UNIT 3
 LOT 35 PB 32 PGS 45-46 ORB 5390 PG 594

DONE AND ORDERED this 18th day of December, 2025.

CITY OF MOUNT DORA, FLORIDA

By: 
 David R. Bear
 Code Compliance Magistrate

ATTEST:


 Tara Hernandez
 Code Compliance Inspector

Copies To:
 Code Compliance Division
 Respondent Received Copy _____
 Respondent Mailed Copy _____

Page 2 of 2



I certify that the foregoing is a true and accurate copy of the document as reflected in the Official Records. Portions may be redacted as required by law.
 GARY J. COONEY, Clerk of the Circuit Court and Comptroller, Lake County, Florida
 By:  Deputy Clerk 12/22/2025 2:58:16 PM

Code Compliance: Notice of Compliance Status Hearing mailed March 13, 2026

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

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)

Plaintiff,)

vs.)

DAVE LOWE REALTY INC.)

Defendant)

CASE NO: E2025-0145

NOTICE OF COMPLIANCE STATUS HEARING

TO: DAVE LOWE REALTY INC.
303 N HIGHLAND STREET
MOUNT DORA, FL 32756

YOU ARE HEREBY 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 and the enforcement of a previously recorded code compliance lien affecting property located in the R-2 Zoning area at 1640 Stafford Springs Blvd, Mount Dora, Florida 32757 and Alternate Key No.: 3527984, Parcel No: 29-19-27-1510-000-03500. The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on the 17th of April, 2026 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. The Special Magistrate may consider additional enforcement actions, including foreclosure of the recorded lien, should the property be found to remain in non-compliance. 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 our office 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.

If personal attendance at the hearing is not possible, accommodations for participation via Zoom may be arranged, provided that a request is submitted no fewer than seven (7) days prior to the scheduled hearing date. To request virtual attendance, please contact the Administration Coordinator, Rubi Robinson, via email at robinsonr@cityofmoundora.com. For inquiries regarding online access or technical assistance, please call (352) 735-7112 Ext. 1701

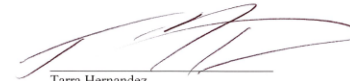
Violation(s) Cited:

- *International Property Maintenance Code 304.2 Protective Treatment*
- *Code of Ordinances - Section. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property.*
- *International Property Maintenance Code Section 304.13 Window, skylight and door frames.*

Please contact the Code Compliance Division to schedule a re-inspection of any violation(s) corrected prior to the Magistrate Hearing date at 352-735-7100 Ext. 1716 or email hernandezt@moundora.gov

Certified Mail #9589071052702674664783

DATED this 13th day of March, 2026


Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

Code Compliance: Notice of Compliance Status Hearing
mailed March 13, 2026 and posted March 25, 2025

ATTACHMENT #1

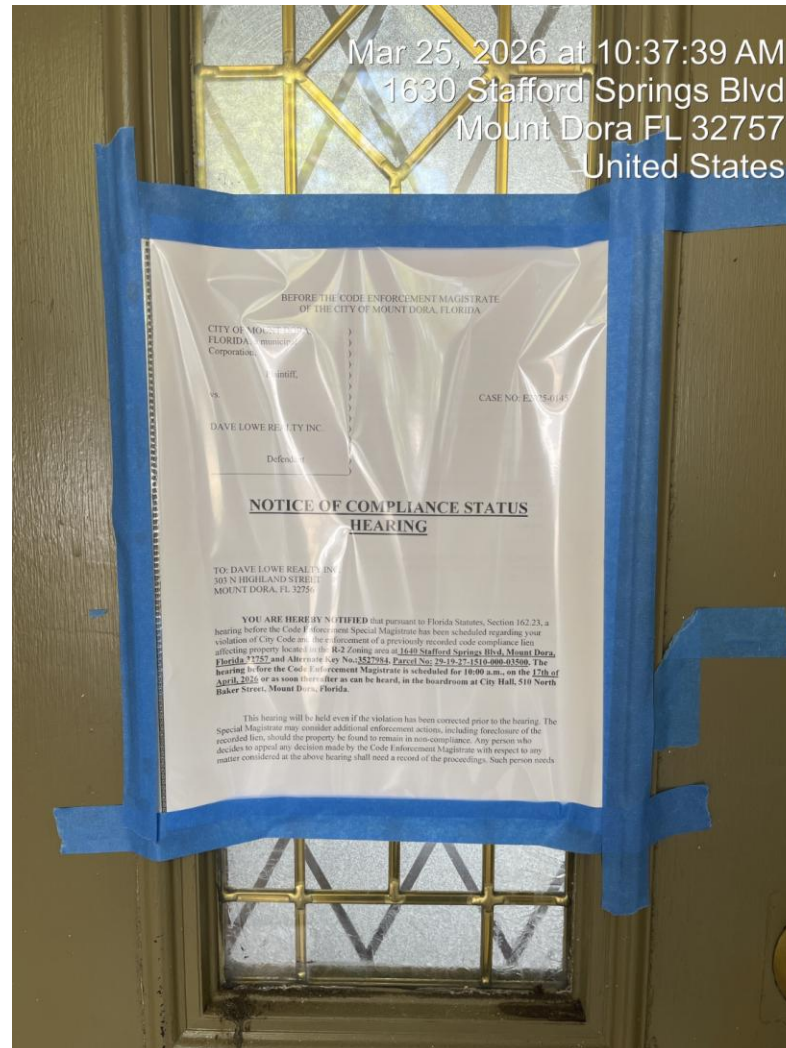
AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida
Re: Case No. E2025-0145
Tarra Hernandez being first duly affirmed, deposes and says:
1. That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
2. That I received the following described documents:
3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
PERSONAL, HAND DELIVERY SERVICE:
POSTING & FIRST-CLASS MAIL:
Further affiant saith not.
STATE OF FLORIDA
COUNTY OF LAKE
Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this
SEAL:
Notary Public Signature
Commission No.
Name of Notary Typed, Printed, or Stamped

AFFIDAVIT OF SERVICE/POSTING/MAILING
City of Mount Dora, Florida
Re: Case No. E2025-0145
Tarra Hernandez being first duly affirmed, deposes and says:
1. That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
2. That I received the following described documents:
3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
PERSONAL, HAND DELIVERY SERVICE:
POSTING & FIRST-CLASS MAIL:
Further affiant saith not.
STATE OF FLORIDA
COUNTY OF LAKE
Sworn to (or affirmed) and subscribed before me by [] physical presence or [] online notarization, this
SEAL:
Notary Public Signature
Commission No.
Name of Notary Typed, Printed, or Stamped

SENDER: COMPLETE THIS SECTION
COMPLETE THIS SECTION ON DELIVERY
DAVE LOWE REALTY INC
303 N HIGHLAND STREET
MOUNT DORA, FL 32757
9590 9402 9123 4225 0261 74
9589 0710 5270 2674 6647 83
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)
DAVE LOWE REALTY INC
303 N HIGHLAND STREET
MOUNT DORA, FL 32757
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Code Compliance: Notice of Compliance Status Hearing posted March 25, 2025

ATTACHMENT #1



City of Mount Dora Request

This case was previously heard on August 28, 2025, and the property was ordered into compliance by October 27, 2025; however, it did not comply. A lien was issued and recorded on December 18, 2025. A follow-up inspection on March 18, 2026, confirmed the violations remain, and the property has been in continuous non-compliance for approximately 172 days.

The lien has now been outstanding for about 120 days. In addition, the 2024 and 2025 property taxes remain unpaid. A tax certificate has been issued for 2024 by a third party. The property is not currently scheduled for a tax deed sale, and no proceedings are in place to transfer ownership.

Based on the continued non-compliance and ongoing financial delinquency, the City is requesting authorization to proceed with foreclosure of the lien.

Code Section(s) Cited

Code of Ordinances - Section. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property. (a) Subject to subsection (b) of this section, no owner, agent, custodian, lessee or occupant of property shall permit the accumulation of trash, junk, debris, or nonliving plant material on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material. (b) Subsection (a) of this section shall not be construed to prohibit any of the following: (1) The storage of trash, junk, debris and nonliving plant material in garbage containers which comply with all applicable ordinances relating to solid waste collection; (2) The storage of nonliving plant material in compost bins; or (3) Keeping wood on the property for use as fuel, provided such wood is piled, stacked, bundled, or corded and the area surrounding the piles, stacks, bundles or cords shall be free of excessive growth of grass, weeds, brush and branches.

Code Section(s) Cited

Section 304.2 Protective treatment Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting, or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Code Section(s) Cited

International Property Maintenance Code Section 304.7 Roofs and drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

International Property Maintenance Code Section 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Other Relevant Code Section(s)

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.

**IN AND FOR THE CITY OF MOUNT DORA,
LAKE COUNTY, FLORIDA**

CITY OF MOUNT DORA,

Petitioner,

CASE NO: E2025-0145

v.

DAVE LOWE REALTY INC,

Respondents,

DAVE LOWE REALTY INC
303 N HIGHLAND STREET
MOUNT DORA, FL 32757

☒ Respondent Present
☐ Respondent Not Present
☐ Represented by Counsel or Other
Name of Representative _____
Written Authorization Received _____
Relationship _____

ORDER IMPOSING FINE & CREATING LIEN

THIS CAUSE having come before the undersigned Magistrate on the 18th day of December, 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 continues to be in violation of its FINDING OF FACT/ CONCLUSION OF LAW/ORDER IMPOSING FINE dated August 28th, 2025.

Based on the accrual of fines established in the FINDINGS OF FACT/ CONCLUSIONS OF LAW/ ORDER IMPOSING FINE, the total accrued fines and cost as of today is \$31,654.19. The fines will continue to accrue at the rate of \$150 per day/per each of the four violations until each such violation is cured.

The above 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.

RESPONDENT MUST CONTACT THE CODE COMPLIANCE DIVISION TO ARRANGE A DATE AND TIME FOR INSPECTION IN ORDER TO VERIFY COMPLIANCE.

ATTACHMENT #2

COMPLIANCE MUST BE VERIFIED IN PERSON AND WILL NOT BE VERIFIED UNTIL RESPONDENTS CONTACT THE DIVISION AT (352) 735-7127.

Any person wishing to appeal any decision made by the magistrate with respect to any matter considered at such hearing will need a record of the proceeding, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In order to fully satisfy any fine imposed in accordance with this Order, applicable recording fees will be charged.

Property Owner: DAVE LOWE REALTY INC.

Address: 1640 STAFFORD SPRINGS BLVD

Alternate Key: 3527984

Parcel Number: 20-19-27-1510-000-03500

**Legal Description: MOUNT DORA, THE COUNTRY CLUB OF MOUNT DORA UNIT 3
LOT 35 PB 32 PGS 45-46 ORB 5390 PG 594**

DONE AND ORDERED this 18th day of December, 2025.

CITY OF MOUNT DORA, FLORIDA

CERTIFIED - I hereby certify this is a true and accurate copy of the document filed in this office. Office of the City Clerk of the City of Mount Dora, Florida

Name & Title: JEANANN HAND, CITY CLERK

Signature: [Signature]

Date: 12/22/25

By: [Signature]

David R. Bear

Code Compliance Magistrate

ATTEST:

[Signature]

Tarra Hernandez

Code Compliance Inspector

Copies To:

Code Compliance Division

Respondent Received Copy__

Respondent Mailed Copy__

ATTACHMENT #2

Return this Instrument to:
City of Mount Dora, Office of City Manager
510 N. Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 29-19-27-0050-134-00005
Alt. Key Number: 1467268

**IN AND FOR THE CITY OF MOUNT DORA,
LAKE COUNTY, FLORIDA**

CITY OF MOUNT DORA,

Petitioner,

CASE NO: E2025-0145

v.

DAVE LOWE REALTY INC,

Respondents,

INSTRUMENT #2025156135

OR BK 6653 PG 1050 - 1051 (2 PGS)

DATE: 12/22/2025 3:00:07 PM

**GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA**

RECORDING FEES \$18.50

DAVE LOWE REALTY INC
303 N HIGHLAND STREET
MOUNT DORA, FL 32757

☒ Respondent Present
☐ Respondent Not Present
☐ Represented by Counsel or Other

Name of Representative _____

Written Authorization Received _____

Relationship _____

ORDER IMPOSING FINE & CREATING LIEN

THIS CAUSE having come before the undersigned Magistrate on the 18th day of December, 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 continues to be in violation of its FINDING OF FACT/ CONCLUSION OF LAW/ORDER IMPOSING FINE dated August 28th, 2025.

Based on the accrual of fines established in the FINDINGS OF FACT/ CONCLUSIONS OF LAW/ ORDER IMPOSING FINE, the total accrued fines and cost as of today is \$31,654.19. The fines will continue to accrue at the rate of \$150 per day/per each of the four violations until each such violation is cured.

The above 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.

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ATTACHMENT #2

COMPLIANCE MUST BE VERIFIED IN PERSON AND WILL NOT BE VERIFIED UNTIL RESPONDENTS CONTACT THE DIVISION AT (352) 735-7127.

Any person wishing to appeal any decision made by the magistrate with respect to any matter considered at such hearing will need a record of the proceeding, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In order to fully satisfy any fine imposed in accordance with this Order, applicable recording fees will be charged.

Property Owner: DAVE LOWE REALTY INC.

Address: 1640 STAFFORD SPRINGS BLVD

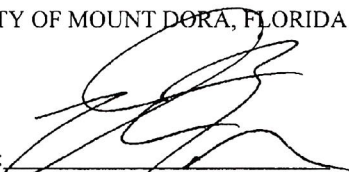
Alternate Key: 3527984

Parcel Number: 20-19-27-1510-000-03500

**Legal Description: MOUNT DORA, THE COUNTRY CLUB OF MOUNT DORA UNIT 3
LOT 35 PB 32 PGS 45-46 ORB 5390 PG 594**

DONE AND ORDERED this 18th day of December, 2025.

CITY OF MOUNT DORA, FLORIDA

By: 

David R. Bear

Code Compliance Magistrate

ATTEST:



Tarra Hernandez

Code Compliance Inspector

Copies To:

Code Compliance Division

Respondent Received Copy__

Respondent Mailed Copy__

Page 2 of 2



I certify that the foregoing is a true and accurate copy of the document as reflected in the Official Records. Portions may be redacted as required by law.
GARY J. COONEY, Clerk of the Circuit Court and Comptroller, Lake County, Florida

May 5, 2026 City Council Regular Session Agenda Packet

12/22/2025 2:58:16 PM

Page 60 of 210

Return this Instrument to:
City of Mount Dora, Office of City Manager
510 N. Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 29-19-27-0050-134-00000
Alt. Key Number: 1467217

ATTACHMENT #3

**IN AND FOR THE CITY OF MOUNT DORA,
LAKE COUNTY, FLORIDA**

CITY OF MOUNT DORA,

Petitioner,

CASE NO: E2024-0145

v.

DAVE LOWE REALTY INC,

Respondents,

DAVE LOWE REALTY INC
303 N HIGHALND ST
MOUNT DORA, FL 32757

____ Respondent Present
☒ Respondent Not Present
____ Represented by Counsel or Other
Name of Representative _____
Written Authorization Received _____
Relationship _____

ORDER AUTHORIZING FORECLOSURE

THIS CAUSE having come before the undersigned Magistrate on the 17th day of April, 2026, and said Magistrate having heard testimony, accepted evidence and being otherwise fully advised in the premises hereof, finds that the lien in this matter was entered and recorded more than three months prior to the date of this hearing, accordingly, the City's request for authorization to foreclose is GRANTED.

DONE AND ORDERED this 17th day of April, 2026.

CITY OF MOUNT DORA, FLORIDA

By: _____

David R. Bear
Code Compliance Magistrate

ATTEST:

ATTACHMENT #3

Tarra Hernandez
Code Compliance Inspector

Copies To:

Code Compliance Division

Respondent Received Copy__

Respondent Mailed Copy__✓



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: May 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request to Foreclose on Property at N. Grandview Ave (AK#1467217), Mount Dora, Florida 32757

Introduction:

This is a request for City Council to approve the City's foreclosure on N. Grandview Ave (AK#1467217), Mount Dora, Florida 32757

Discussion:

Property is vacant land and does not have an assigned address. Property identified under Lake County Property Appraisers Alt Key #: 1467217 (Parcel No. 29-19-27-0050-134-00000). Property is generally located on the east side of Grandview Street and north 300 feet of Lincoln Avenue.

Code Compliance is requesting authorization to foreclose on the property located at N. Grandview Street (Alt. Key #1467217), Mount Dora, Florida 32757. The property is owned by Claude L. Perry Sr. and Virginia H. Perry. Both listed owners are deceased, and staff has sent notices to numerous relatives in an effort to identify a responsible party to bring the property into compliance. The property was found in violation for excessive growth of grass, weeds, and brush, and for a fence in disrepair. According to the Lake County Property Appraiser, the current market value of the property is \$76,307.

Code Compliance Case No. E2024-0199 was presented to the Magistrate Davis R. Bear and determined the property has remained in violation for more than 475 days. On August 28, 2025, Magistrate David R. Bear imposed a fine and created a lien in the amount of \$77,100, with fines continuing to accrue at \$150 per day, per violation, until the violations are fully cured. The order was recorded on September 18, 2025, in Official Records Book 6599, Pages 1796-1797, of the public records of Lake County, Florida.

At the April 17, 2026 hearing, Magistrate Bear granted the City's request for authorization to foreclose, finding that the lien had been entered and recorded more than three months before the

hearing. Because the violations remain unresolved and no responsible party has corrected the conditions, staff recommends that City Council authorize foreclosure of the recorded lien.

Budget Impact:

Uncontested foreclosure legal fees and court costs are estimated at \$3,000 or less. If the owner, an heir, or another interested party contests the foreclosure or otherwise responds in litigation, additional costs will be determined at that time.

Strategic Impact:

Strategic Initiative 2: Beautify Mount Dora. Foreclosure of the recorded lien supports neighborhood beautification, code compliance, and the maintenance of safe and attractive properties.

Recommendation:

City Council approve the foreclosure process and authorize the City Manager, City Attorney, and their designees to take all necessary actions to proceed with foreclosure of the recorded code compliance lien against N. Grandview Street.

Attachment(s):

1. Attachment #1 E2024-0199 N. Grandview Street -Compliance Status (TH)
2. Attachment #2 Order Imposing Fine & Creating Lien - Recorded
3. Attachment #3 Order Authorizing Foreclosure

Prepared by: Adam Sumner, Community Development Director

Reviewed by:

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 4/21/2026

Approved - 4/22/2026

Approved - 4/29/2026

Approved - 4/29/2026

Final Approval - 4/29/2026

**CITY OF MOUNT DORA, FLORIDA
CODE COMPLIANCE
VS.
PERRY CLAUDE L SR &
VIRGINIA H**

CASE NO. 2024-0199: VIOLATION OF EXCESSIVE GROWTH OF GRASS,
WEED AND BRUSH AND FENCE IN DISREPAIR.

(COMPLIANCE STATUS HEARING – RECORDED LIEN)



CASE BRIEF

ATTACHMENT #1Code Case #2024-0199	
Property Address	N Grandview Street Mount Dora, FL 32757
Property Owner	Perry Claude L Sr and Virginia H
Property Owner Mailing Address	39 Myrtle Avenue Ansonia, CT 06401
Complaint	Excessive growth of grass, weeds and brush on property and fence in disrepair.
Code Section(s) Cited	Code of Ordinances Section 26-87 Excessive growth of grass, weeds, and brush on property. Land Development Code Section 3.5.8 Fence Requirements
Respondent/s notified	Yes
Case Commencement	Code Compliance Inspector, Tarra Hernandez
Notice of Violation	August 12, 2024
Notice of Hearing	February 26, 2026
Recommendation	Based on the duration of non-compliance and the outstanding lien, the City respectfully requests authorization to initiate foreclosure proceedings.

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:	PERRY CLAUDE L SR & VIRGINIA H	Alternate Key:	1467217
Mailing Address:	39 MYRTLE AVE ANSONIA, CT 06401 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0050-134-00000
		Millage Group and City:	0MD2 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	N GRANDVIEW ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ

Property Description: MOUNT DORA W 140 FT OF S 100 FT, BLK 134 PB 3 PGS 37-43 ORB 947 PG 1921

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.

Always display results after performing a search, buffer or selection

DOWNLOAD RESULTS TO CSV/EXCEL

1

1467217

N GRANDVIEW ST

Owner: PERRY CLAUDE L SR & VIRGINIA H

Owner Address: 39 MYRTLE AVE, ANSONIA, CT, 06401

[More info](#) [Zoom to](#)

[Property Appraiser](#), [Tax Collector](#), [Building Permits](#), [Public Services](#), [Google Maps](#), [Street View](#), [EagleView](#), [Bing Bird's Eye](#), [FEMA Flood Map](#)

Timeline

Date	Event
July 11, 2024	Violation case initiated in BS&A. Courtesy Notice mailed to owner.
August 12, 2024	Notice of Violation mailed certified to owner
August 20, 2024	Certified green receipt received and signed by owner.
August 28, 2024	Notice of Hearing mailed certified to owner.
September 5, 2024	Certified green receipt received and signed by owner.
October 8, 2024	Notice of Postponement mailed to owner
October 12, 2024	Notice delivered and signed.

Timeline

Date	Event
November 13, 2024	Magistrate Hearing. Finding of Fact providing violations to be complied by the date of December 13, 2024. The City may abate the violation of code section 26-87 for Excessive growth of grass and weeds.
December 2024	Responded to Lake County Courthouse to acquire the Order of Summary Administration for property of the decedents. One beneficiary is listed but is not connected for any interest in the address in violation. The possible Beneficiary/Heir will be mailed a letter and documents for notification of case.
December 17, 2024	Notice of Hearing (Imposing Fine) mailed certified to property owner address listed on Property Appraiser
January 30, 2025	Notices mailed to possible family beneficiary or heir.
January 31, 2025	Notice of Hearing (Imposing Fine) posted to property
February 13, 2025	Continuance granted to notify and mail Notice of Administration to a possible second beneficiary or heir.
February 18, 2025	Notice of Administration mailed certified to a second possible beneficiary or heir. Receipt not signed, undeliverable - return to sender status, unclaimed.

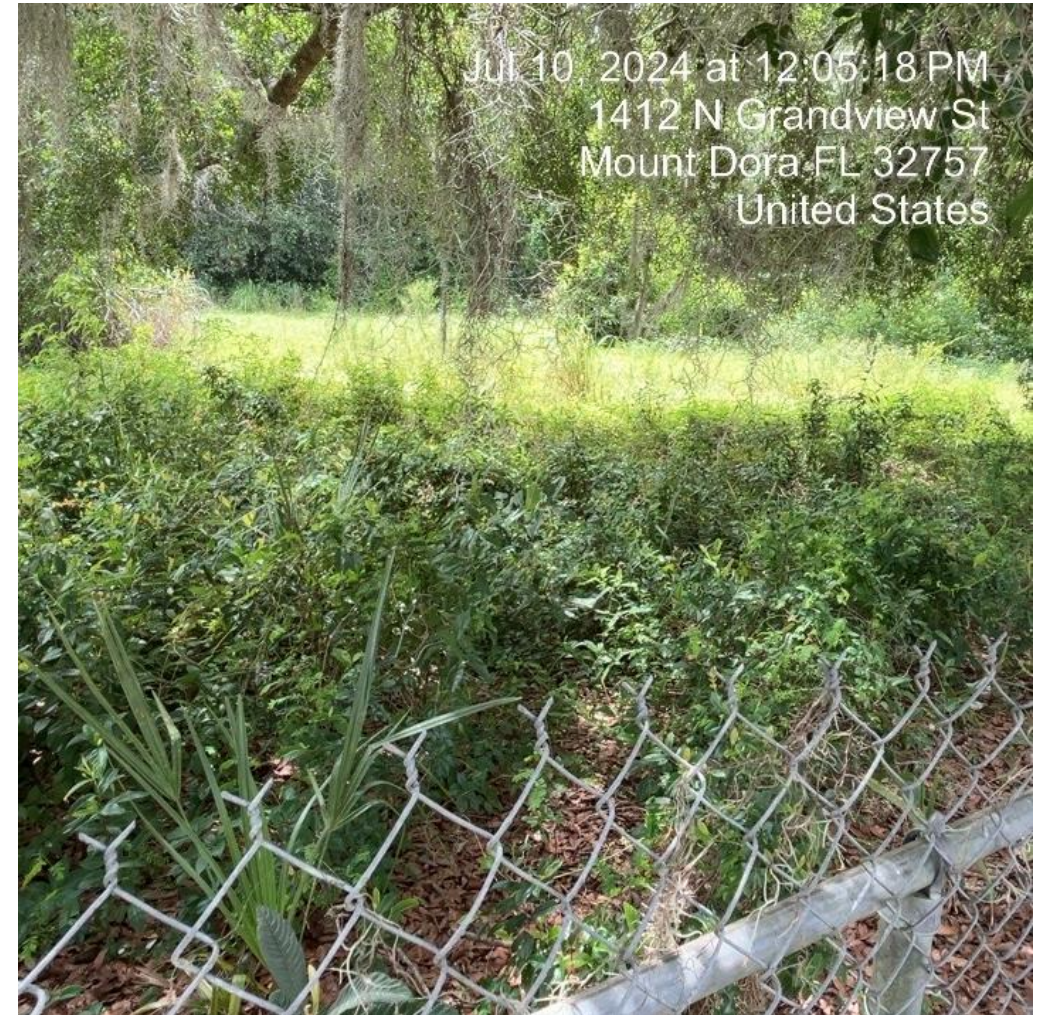
Timeline

Date	Event
April 23, 2025	Second Notice of Administration mailed certified to additional address for possible second beneficiary or heir. Receipt not signed, undeliverable - return to sender status, unclaimed.
July 30, 2025	Affidavit of Non-Compliance notarized. Notice of Hearing to Impose Fine mailed certified and posted to the property.
July 31, 2025	Updated field inspection photographs taken of property.
August 28, 2025	Order Imposing Fine and Creating Lien was imposed.
September 18, 2025	The revised order was re-recorded at the Lake County Clerk's Office.
February 25, 2026	Updated field inspection photographs taken of the property.
February 26, 2026	Notice of Compliance Status Hearing (foreclosure request) sent via certified and regular mail and posted at the property.

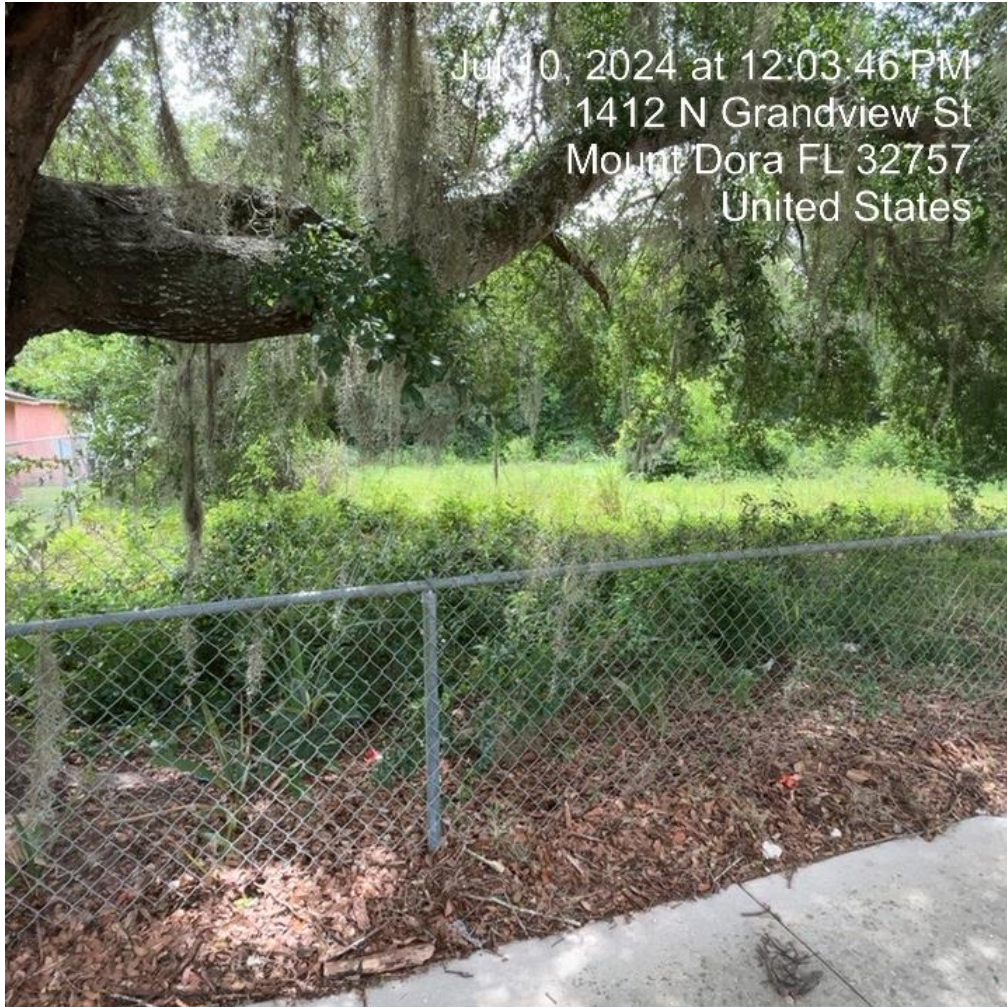
Timeline

Date	Event
March 9, 2026	Notice of Rescheduled Compliance Status Hearing (foreclosure request) sent via certified and regular mail and posted at the property.
March 25, 2026	Andrew Washington, a family member, made contact via landline and advised that he was recently made aware of the case and associated violations. He stated that he is a co-executor of the estate, resides out of state. The City requested a copy of the will or other documentation confirming his authority as co-executor for the property.
April 17, 2026	Andrew Washington provided a copy of the Fiduciary Probate Certificate from the State of Connecticut.

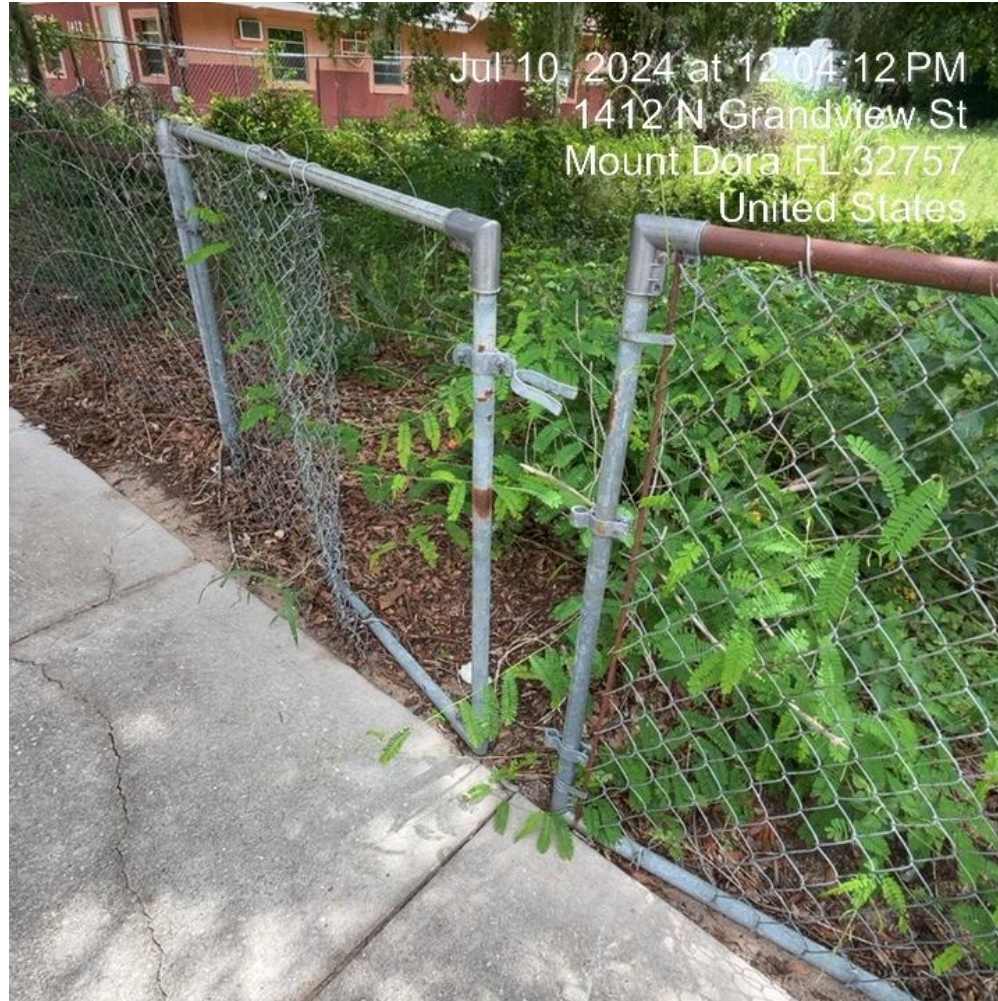
Field Inspection Photo(s) – July 10, 2024



Field Inspection Photo(s) – July 10, 2024



Field Inspection Photo(s) – July 10, 2024



Field Inspection Photo(s) – July 10, 2024

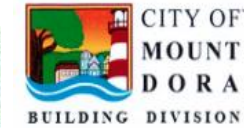


PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Owner: PERRY CLAUDE L SR AND VIRGINIA H

Name: Tarra Hernandez being first duly affirmed, deposes and says:

1. That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
2. That I observed the following violation: Section 26-87 Excessive growth of grass, weeds, and brush on property and Land Development Section 3.5.8 Fence Requirements.
3. Photograph evidence was obtained at the following location:
N Grandview Street, Mount Dora, Florida.32757
Parcel No: 29-19-27-0050-134-00000
Alternate Key No: 1467217
4. Date Photos Obtained July 10th, 2024 to October 10th, 2024


Tarra Hernandez
Code Compliance 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 July, 2024, by Tarra Hernandez, who [☒] personally known to me or [☐] produced as identification.

SEAL:




Signature of Notary

Code Compliance: Courtesy Notice

mailed July 11, 2024



**CITY OF
MOUNT
DORA**



July 11th, 2024

PERRY CLAUDE L SR AND VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401

Case Number: E2024-0199

COURTESY NOTICE

Dear Perry Claude L. Sr. and Virginia H,

I am writing to inform you that a violation of the Code of Ordinances is on the following (Vacant Residential) property located at: N. Grandview Street, Mount Dora, FL 32757. The properties are also described as:

Alternate Key: 1467217
Parcel No: 29-19-27-0050-134-00000

The property is **in violation** of the following codes:

Code of Ordinances - Section. 26-87. - Excessive growth of grass, weeds, and brush on property.
(Grass is severely overgrown. Property is to be routinely maintained.)

No owner, agent, custodian, lessee or occupant of property shall permit the excessive growth of grass, weeds, or brush on any exterior portion of the property. Accordingly, such owner, agent, custodian, lessee or occupant shall cut, trim or remove such vegetation, and keep such vegetation cut, trimmed or removed, so that it is not in a state of excessive growth. Notwithstanding the foregoing, all land areas within the city used as orange groves, or where the natural growth has never been removed, are exempt from the provisions of this section requiring the cutting or removal of vegetation; provided, however, that where such land areas abut or are directly adjacent to improved properties, natural growth within at least five feet from such improved properties shall be maintained in a condition that is not in a state of excessive growth.



www.CityofMountDora.com



510 N. Baker Street



(352) 735-7100



Land Development Section 3.5.8. Fence requirements. (Chain-link fence is in disrepair and must be corrected and replaced. The chain link fence fabric is disconnected from the top rail and from certain portions of the posts. Portions of the chain link fence fabric are ripped off and destroyed.)

1. **Types of fences.** Fences shall be either wood, chain-link, vinyl, concrete masonry wall design, brick, wrought or ornamental iron or decorative wire. Barbed wire fences may be constructed in industrial and greenbelt zoning districts with the approval of the zoning official. Barbed wire fences may be used on fences in excess of six feet in height around retention ponds, commercial pools, lift stations, substations and any local, state and federal land uses where applicable, with the approval of the zoning official.

2. **Height of fences.**

a. Fences in single-family and duplex residential zoning districts shall be limited to six feet in height in the rear yard, side yard and street side yard and four feet in the front yard. Fences four feet or greater in height cannot be installed within the street side yard setback as established by the zoning district.

b. Where an existing single-family or duplex residential dwelling is located adjacent to existing multi-family structure the side and rear fence height shall be limited to eight feet in lieu of the six feet fence height listed above.

c. In all other commercial, WBI-E, WBI-G and PLI zoning districts, the fences shall be limited to eight feet in height along the side and rear property line and four feet in front yards.

3. **Property lines.** Fences may be constructed along the property line of the lot.

Damage to city-owned utilities, such as water, electric and sewer, during fence installation shall be repaired immediately at the expense of the property owner. Furthermore, the city may enter the easement area without prior notice to make any repairs and maintenance it deems necessary and shall not be responsible for any damage to the fence in the easement area.

If a permanent removal of a section of any fence constructed on an easement is requested by the city, the fence must be removed from the property by the owner within the time specified by the city. No fence shall be constructed which obstructs motorist visibility.

4. **Commercial districts.** In the C-2A zoning district fences up to six feet in height shall be permitted along the side and rear property line, while fences of up to four feet in height shall be permitted in front yards.

In all other commercial and PLI zoning districts, the fences shall be limited to eight feet in height along the side and rear property line and four feet in front yards.

5. **Industrial district.** Fences in the industrial zoning district shall be of the following types: Chain-link, concrete/masonry wall design, wood and ornamental iron. Barbed wire fence headers may be used with the approval of the zoning official.

Fences in the industrial zoning district shall be limited to eight feet in height.

6. **Greenbelt district.** In the greenbelt zoning district, the fences permitted in the industrial zoning district shall be permitted with the addition of hog-wire fences when in an agricultural or similar type land use. Barbed wire fence headers shall be permitted with the approval of the zoning official.

7. **Permit required.** All applications for building permits for fences, walls or buffer strips shall state whether such is to be placed at or near a boundary between the property of the applicant and adjoining

Code Compliance: Courtesy Notice

mailed June 17, 2024

property, and also whether there is any fill, slanting, elevation or other difference in the level of grade between the properties. In the event there is a grade difference, the zoning official shall, in issuing the permit, cut the height by such amount as will be necessary to compensate for such difference in grade so as to make the fence not in excess of the maximum permitted as the same affects the natural grade of the adjoining property. The purpose of this section is to protect the rights of adjoining property owners, and not have fences in excess of the heights set forth in this code.

Walls or fences authorized by this section must be constructed so that the exposed framing of each section of wall or fence faces the interior yard. Walls or fences must also be constructed so that the finished and most aesthetically pleasing side of the wall faces outward.

The construction of any fence shall require a building permit from the community development department. Before the building permit is issued the applicant shall submit his/her plans which shall show the dimension of the property, the type fence proposed to be constructed and its location on the property. Upon approval by the community development department, a building permit may be issued.

8. **Maintenance.** Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing.

~~The exposed end of any chain link fence shall face the ground when within six feet from any sidewalk. Electrically charged fences are prohibited within the city limits.~~

The city manager or the city manager's designee shall be authorized to order the removal or reduction in height of any fence, wall or other structure which exceeds the height of this code or which constitutes a hazardous obstruction to the vision of vehicle operators upon the streets, roads and alleys of the city, or is designed or constructed in such a manner as to create a hazard to the public. Failure to comply with a directive issued pursuant to this paragraph shall constitute a code violation.

For further information, please review the Code of Ordinances on the City of Mount Dora website <https://ci.mount-dora.fl.us/>

To obtain information in regards to a permit for fence installation, please contact the Planning and Zoning Division at plandev@mountdora.gov or contact (352) 735-7124

Please correct the violation(s) no later than August 12th, 2024 by 8:00 A.M. to avoid further code enforcement actions against the property. Failure to correct the violation(s) by the date of re-inspection, will result in receiving a certified Notice of Violation to the property and/or Notice of Hearing. Thank

you in advance for your cooperation in this matter. If you have questions regarding this violation, please email me at hernandezt@mountdora.gov or call the Code Compliance office at (352) 735-7112, Ext. 1716.

Sincerely,



Tarra Hernandez
Code Compliance Inspector
City of Mount Dora

Code Compliance: Notice of Violation

Mailed – August 12, 2024

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

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

vs.

PERRY CLAUDE L SR AND
VIRGINIA H

CASE NO: E2024-0199

NOTICE OF VIOLATION
Second Notice

TO:
PERRY CLAUDE L SR AND VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401

YOU ARE NOTIFIED that violations of the City of Mount Dora Code of Ordinances exist on the property located at **N Grandview Street, Mount Dora, Florida 32757**, and Alternate Key No.:1467217, Parcel No: 29-19-27-0050-134-00000 that were caused by Perry Claude L Sr and Virginia H on property as required by the following City of Mount Dora Code of Ordinances:

The regulation giving rise to the violation is as follows:

Code of Ordinances - Section. 26-87. - Excessive growth of grass, weeds, and brush on property. (Grass is severely overgrown. Property is to be routinely maintained.)
No owner, agent, custodian, lessee or occupant of property shall permit the excessive growth of grass, weeds, or brush on any exterior portion of the property. Accordingly, such owner, agent, custodian, lessee or occupant shall cut, trim or remove such vegetation, and keep such vegetation cut, trimmed or removed, so that it is not in a state of excessive growth. Notwithstanding the foregoing, all land areas within the city used as orange groves, or where the natural growth has never been removed, are exempt from the provisions of this section requiring the cutting or removal of vegetation; provided, however, that where such land areas

abut or are directly adjacent to improved properties, natural growth within at least five feet from such improved properties shall be maintained in a condition that is not in a state of excessive growth.

Land Development Section 3.5.8. Fence requirements (Chain-link fence is in disrepair and must be repaired. The chain-link fence fabric is disconnected from the top rail and from specific posts. Sections of the chain-link fence fabric is ripped off and destroyed.)

1. *Types of fences.* Fences shall be either wood, chain-link, vinyl, concrete masonry wall design, brick, wrought or ornamental iron or decorative wire. Barbed wire fences may be constructed in industrial and greenbelt zoning districts with the approval of the zoning official. Barbed wire fences may be used on fences in excess of six feet in height around retention ponds, commercial pools, lift stations, substations and any local, state and federal land uses where applicable, with the approval of the zoning official.
2. *Height of fences.*
a. Fences in single-family and duplex residential zoning districts shall be limited to six feet in height in the rear yard, side yard and street side yard and four feet in the front yard. Fences four feet or greater in height cannot be installed within the street side yard setback as established by the zoning district.
b. Where an existing single-family or duplex residential dwelling is located adjacent to existing multi-family structure the side and rear fence height shall be limited to eight feet in lieu of the six feet fence height listed above.
c. In all other commercial, WBI-E, WBI-G and PLI zoning districts, the fences shall be limited to eight feet in height along the side and rear property line and four feet in front yards.
3. *Property lines.* Fences may be constructed along the property line of the lot. Damage to city-owned utilities, such as water, electric and sewer, during fence installation shall be repaired immediately at the expense of the property owner. Furthermore, the city may enter the easement area without prior notice to make any repairs and maintenance it deems necessary and shall not be responsible for any damage to the fence in the easement area. If a permanent removal of a section of any fence constructed on an easement is requested by the city, the fence must be removed from the property by the owner within the time specified by the city. No fence shall be constructed which obstructs motorist visibility.
4. *Commercial districts.* In the C-2A zoning district fences up to six feet in height shall be permitted along the side and rear property line, while fences of up to four feet in height shall be permitted in front yards.
In all other commercial and PLI zoning districts, the fences shall be limited to eight feet in height along the side and rear property line and four feet in front yards.
5. *Industrial district.* Fences in the industrial zoning district shall be of the following types: Chain-link, concrete/masonry wall design, wood and ornamental iron. Barbed wire fence headers may be used with the approval of the zoning official. Fences in the industrial zoning district shall be limited to eight feet in height.
6. *Greenbelt district.* In the greenbelt zoning district, the fences permitted in the industrial zoning district shall be permitted with the addition of hog-wire fences when in an agricultural or similar type land use. Barbed wire fence headers shall be permitted with the approval of the zoning official.

7. *Permit required.* All applications for building permits for fences, walls or buffer strips shall state whether such is to be placed at or near a boundary between the property of the applicant and adjoining property, and also whether there is any fill, slanting, elevation or other difference in the level of grade between the properties. In the event there is a grade difference, the zoning official shall, in issuing the permit, cut the height by such amount as will be necessary to compensate for such difference in grade so as to make the fence not in excess of the maximum permitted as the same affects the natural grade of the adjoining property. The purpose of this section is to protect the rights of adjoining property owners, and not have fences in excess of the heights set forth in this code.
Walls or fences authorized by this section must be constructed so that the exposed framing of each section of wall or fence faces the interior yard. Walls or fences must also be constructed so that the finished and most aesthetically pleasing side of the wall faces outward. The construction of any fence shall require a building permit from the community development department. Before the building permit is issued the applicant shall submit his/her plans which shall show the dimension of the property, the type fence proposed to be constructed and its location on the property. Upon approval by the community development department, a building permit may be issued.
8. *Maintenance.* Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing.

Violation must be corrected by: August 26th, 2024
Please call for a re-inspection to avoid a hearing being conducted.

Per Florida State Statute Chapter 162, failure to correct the violation(s) by that date will result in presentation of this (these) matter(s) to the City of Mount Dora Magistrate at a Hearing to be held on:

October 10th, 2024 at 10:00 AM

at City Hall Boardroom, City of Mount Dora, 510 North Baker Street, Mount Dora, Florida 32757.

Thank you in advance for your cooperation in this matter.

If you have further questions or concerns please call Code Compliance at (352) 735-7112 ext. 1716 or email me at hernandezt@mountdora.gov

Certified Mail - # 9589071052700850608446

Dated the 12th day of August, 2024.


Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

Code Compliance: Notice of Violation cont'd

Affidavit – August 12, 2024

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

State of Florida
County of Lake
Tarra Hernandez being first duly affirmed, deposes and says:

Re: Case No. 2024-0199

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 - ☐ Courtesy Notice
 - ☒ Notice of Code Violation
 - ☐ Notice of Hearing
 - ☐ Notice of Violation/ Notice of Hearing
 - ☐ Notice of Cancellation of Hearing
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
N Grandview Street, Mount Dora, Florida 32757, Parcel No: 29-19-27-0050-134-00000 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the ____ day of ____, 2024, 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 Violation was sent to the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 12th of August, 2024 at 3:00 o'clock P.M.,

b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on ____ day of ____ 2024.", also publicly POSTED the above-described papers to the property location listed above and 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 August 12, 2024 by Tarra Hernandez (Date)

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

JENNIFER C ESQUA
MY COMMISSION # HH 445630
EXPIRES: September 19, 2027

Notary Public Signature
Commission No. HH 445630
Name of Notary Typed, Printed, or Stamped
Jennifer C Esqua

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:

**PERRY CLAUDE L SR AND
VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401**

9590 9402 6999 1225 9159 07

2. Article Number (Transfer from service label)

9589 0710 5270 0850 6084 46

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

**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

\$ Sent

\$ Street

\$ City

\$ State

\$ ZIP+4

**PERRY CLAUDE L SR AND
VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401**

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

Code Compliance: Notice of Hearing

Mailed – August 28, 2024

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

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

PERRY CLAUDE L SR AND
VIRGINIA H

Defendant

CASE NO: 2024-0199

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.

Certified Mail # 9589071052700850609788

DATED this 28th day of August, 2024.



Tarra Hernández
Code Compliance Inspector
City of Mount Dora, Florida

NOTICE OF HEARING

TO:
PERRY CLAUDE L SR & VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401

YOU ARE HEREBY 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 N Grandview Street, Mount Dora, Florida 32757 and Alternate Key No.: 1467217, Parcel No: 29-19-27-0050-134-00000. The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on the 10th of October, 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.

Code Compliance: Notice of Hearing Affidavit – August 28, 2024

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

State of Florida
County of Lake
Tarra Hernandez being first duly affirmed, deposes and says:

Re: Case No. 2024-0199

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 - ☐ Courtesy Notice
 - ☐ Notice of Code Violation
 - ☒ Notice of Hearing
 - ☐ Notice of Violation/ Notice of Hearing
 - ☐ Notice of Cancellation of Hearing
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
N Grandview Street, Mount Dora, Florida 32757, Parcel No: 29-19-27-0050-134-00000 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the ____ day of ____, 2024, 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 28th of August, 2024 at 3:00 o'clock P.M.,

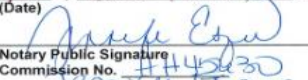
b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the ____ day of 2024," also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 12:00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

Further affiant saith not.


 Tarra Hernandez
 Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this August 28, 2024 by Tarra Hernandez
(Date)

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


 Notary Public Signature
 Commission No. 1145230
 Name of Notary Typed, Printed, or Stamped

JENNIFER C ESQUIA
MY COMMISSION # HN 445630
EXPIRES: September 19, 2027

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 X ☐ Agent ☐ Addressee
1. Article Addressed to: PERRY CLAUDE L SR & VIRGINIA H 39 MYRTLE AVENUE ANSONIA, CT 06401 9590 9402 6999 1225 9159 69	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 0850 6097 88	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No

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 \$

Postmark Here

**PERRY CLAUDE L SR &
VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401**

Reverse for Instructions

Field Inspection Photo(s) – September 18, 2024



Field Inspection Photo(s) – September 18, 2024



Field Inspection Photo(s) – September 18, 2024



Code Compliance: Notice of Postponement of Hearing mailed – October 8, 2024

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

CITY OF MOUNT DORA, FLORIDA

Case No: E2024-0199

Petitioner,

vs.

PERRY CLAUDE L SR & VIRGINIA H

Respondent(s).

NOTICE OF POSTPONEMENT OF HEARING

To: PERRY CLAUDE L SR & VIRGINIA H
ATTN: TIM PERRY
39 MYRTLE AVENUE
ANSONIA, CT 06401

Re: Property Address: N GRANDVIEW STREET, MOUNT DORA, FLORIDA 32757
Parcel No: 29-19-27-0050-134-00000, Alternate Key: 1467217

You are hereby notified that the Special Magistrate Hearing scheduled for October 10th, 2024 at 10AM in the boardroom at City Hall, City of Mount Dora, 510 North Baker Street, Mount Dora, Florida 32757, **HAS BEEN POSTPONED**. The future hearing date for this Special Magistrate Hearing is rescheduled for **November 13th, 2024 at 10AM**. If you have any questions please call 352-735-7112.

Certified Mail: #9589071052700850606954

DATED this 8th day of October, 2024


Tara Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

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 ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No										
1. Article Addressed to: PERRY CLAUDE L SR & VIRGINIA H ATTN: TIM PERRY 39 MYRTLE AVENUE ANSONIA, CT 06401 9590 9402 8577 3244 9958 98 Article Number (Transfer from service label) 9589 0710 5270 0850 6069 PS Form 3811, July 2020 PSN 7530-02-000-9053	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) <table border="0"> <tr> <td>☐ Return Receipt (hardcopy)</td> <td>\$</td> </tr> <tr> <td>☐ Return Receipt (electronic)</td> <td>\$</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>\$</td> </tr> <tr> <td>☐ Adult Signature Required</td> <td>\$</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>\$</td> </tr> </table> Postage Postmark Here PERRY CLAUDE L SR & VIRGINIA H ATTN: TIM PERRY 39 MYRTLE AVENUE ANSONIA, CT 06401 See reverse for instructions.	☐ Return Receipt (hardcopy)	\$	☐ Return Receipt (electronic)	\$	☐ Certified Mail Restricted Delivery	\$	☐ Adult Signature Required	\$	☐ Adult Signature Restricted Delivery	\$
☐ Return Receipt (hardcopy)	\$										
☐ Return Receipt (electronic)	\$										
☐ Certified Mail Restricted Delivery	\$										
☐ Adult Signature Required	\$										
☐ Adult Signature Restricted Delivery	\$										

Code Compliance: Order of Summary Administration (Acquired from Lake County Courthouse)

INSTRUMENT#: 2015038964 OR BK 4610 PG 2197 PAGES: 3 4/13/2015 11:30:50 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEE: \$0.00

IN THE CIRCUIT COURT FOR LAKE COUNTY,
FLORIDA PROBATE DIVISION

File No. 2015-CP-525
Division Probate

IN RE: ESTATE OF:

CLAUDE L. PERRY, SR.

Deceased.

2015 APR 10 AM 10:59

CLERK OF CIRCUIT
AND COUNTY COURT
LAKE COUNTY
TAVARES, FLORIDA

ORDER OF SUMMARY ADMINISTRATION (intestate nonresident decedent)

On the petition of VIRGINIA H. PERRY for summary administration of the estate of CLAUDE L. PERRY, SR., deceased, the court finding that the decedent died on September 19, 2011; that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an order of summary administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
Creditors:		
None		
Beneficiaries:		
VIRGINIA H. PERRY	39 Myrtle Avenue Ansonia, CT 06401	One-half (1/2) interest in the real property described below

N/A

Form No. PA-2.0325
Effective January 1, 2013



INSTRUMENT# 2015038964 OR BOOK 4610/PAGE 2198 PAGE 2 of 3

CLAYTON PERRY 39 Myrtle Avenue
Ansonia, CT 06401

One-quarter (1/4)
interest in the real
property described
below

CLAUDE PERRY, JR. c/o Cheshire Correctional Facility
Room No. N123, Inmate No. 104397
900 Highland Avenue
Cheshire, CT 06410

One-quarter (1/4)
interest in the real
property described
below

Parcel 1 real property described as follows:

The West 162 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 27 East, lying and being in Lake County, Florida.
Tax parcel ID#: 29-19-27-000100003200

Parcel 2 real property described as follows:

Undivided fractional share (1/9 interest) of:
The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 28, Township 19 South, Range 27 East, lying and being in Lake County, Florida; LESS the East 110 feet of the West 220 feet of the North 100 feet; LESS the South 155 feet of the East 221 feet; LESS the North 510 feet of the West 110 feet thereof, TOGETHER WITH Easements as reserved in Official Records Book 468, Page 722 and in Official Records Book 491, Page 589, of the Public Records of Lake County, Florida.
Tax Parcel ID#: 28-19-27-000200001800

Parcel 3 real property described as follows:

Undivided fractional share (1/8 interest) of:
The South 100 feet of the North 235 feet of the West 140 feet of Block 128, Section 29, Township 19 South, Range 27 East, as recorded in the map of the Town of Mount Dora, lying in Lake County, Florida.
Tax Parcel ID#: 29-19-27-005012800002

2. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.
3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with

Form No. PA-2.0325
Effective January 1, 2013

INSTRUMENT# 2015038964 OR BOOK 4610/PAGE 2199 PAGE 3 of 3

this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on 4/10 2015.

[Signature]
Circuit Judge

Form No. PA-2.0325
Effective January 1, 2013

Code Compliance: Order of Summary Administration (Acquired from Lake County Courthouse)

CLAUDE L. PERRY, SR.

Deceased.

ORDER OF SUMMARY ADMINISTRATION
(intestate nonresident decedent)

On the petition of VIRGINIA H. PERRY for summary administration of the estate of CLAUDE L. PERRY, SR., deceased, the court finding that the decedent died on September 19, 2011; that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an order of summary administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
<u>Creditors:</u>		
None		N/A
<u>Beneficiaries:</u>		
VIRGINIA H. PERRY	39 Myrtle Avenue Ansonia, CT 06401	One-half (1/2) interest in the real property described below

CLAYTON PERRY	39 Myrtle Avenue Ansonia, CT 06401	One-quarter (1/4) interest in the real property described below
CLAUDE PERRY, JR.	c/o Cheshire Correctional Facility Room No. N123, Inmate No. 104397 900 Highland Avenue Cheshire, CT 06410	One-quarter (1/4) interest in the real property described below

Parcel 1 real property described as follows:

The West 162 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 27 East, lying and being in Lake County, Florida.
Tax parcel ID#: 29-19-27-000100003200

Parcel 2 real property described as follows:

Undivided fractional share (1/9 interest) of:
The West ½ of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 28, Township 19 South, Range 27 East, lying and being in Lake County, Florida; LESS the East 110 feet of the West 220 feet of the North 100 feet; LESS the South 155 feet of the East 221 feet; LESS the North 510 feet of the West 110 feet thereof, TOGETHER WITH Easements as reserved in Official Records Book 468, Page 722 and in Official Records Book 491, Page 589, of the Public Records of Lake County, Florida.
Tax Parcel ID#: 28-19-27-000200001800

Parcel 3 real property described as follows:

Undivided fractional share (1/8 interest) of:
The South 100 feet of the North 235 feet of the West 140 feet of Block 128, Section 29, Township 19 South, Range 27 East, as recorded in the map of the Town of Mount Dora, lying in Lake County, Florida.
Tax Parcel ID#: 29-19-27-005012800002

Code Compliance: Notice of Compliance Hearing (Imposing Fine) – mailed December 17, 2024

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

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

PERRY CLAUDE L SR &
VIRGINIA H

Defendant

CASE NO: 2024-0199

NOTICE OF HEARING
IMPOSING FINE

TO:
PERRY CLAUDE L SR & VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401

YOU ARE HEREBY 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 **N Grandview Street, Mount Dora, Florida 32757 and Alternate Key No.: 1467217, Parcel No: 29-19-27-0050-134-00000**. The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on the **13th of February, 2025** 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 Hutcherson 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.

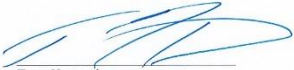
Violation(s) Cited:

- *Code of Ordinances – Section 26-87 Excessive growth of grass, weeds, and brush on property.*
- *Land Development Code – Section 3.5.8 Fence Requirements*

Please contact the Code Compliance Division to schedule a re-inspection of any violation(s) corrected prior to the Magistrate Hearing date at 352-735-7100 Ext. 1716 or email hernandezt@mountdora.gov

Certified Mail #9589071052701964807831

DATED this 17th day of December, 2024.



Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

Code Compliance: Notice of Compliance Hearing (Imposing Fine) Cont'd – mailed December 17, 2024

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

State of Florida
County of Lake
Tarra Hernandez being first duly affirmed, deposes and says:

Re: Case No. 2024-0199

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 - ☐ Courtesy Notice
 - ☐ Notice of Violation
 - ☒ Notice of Hearing
 - ☐ Notice of Violation/ Notice of Hearing
 - ☐ Notice of Cancellation of Hearing
 - ☐ Notice of Postponement of Hearing
 - ☐ Notice of Compliance Hearing
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
N Grandview Street, Mount Dora, Florida 32757, and Alternate Key No.: 1467217, Parcel No: 29-19-27-0050-134-00000 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the ____ day of ____ 2024, 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 17th of December, 2024 at 3:00 o'clock P.M.,

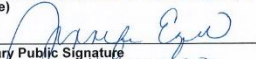
b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the ____ day of ____ 2024.", also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:00 p.m. o'clock.

Further affiant saith not.


 Tarra Hernandez
 Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this 12/17/2024 by Tarra Hernandez
(Date)

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


 Notary Public Signature
 Commission No. 14440130
 Name of Notary Typed, Printed, or Stamped

JENNIFER C ESQUINA
 MY COMMISSION #14440130
 EXPIRES: September 19, 2027

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
X ☐ Agent ☐ Addressee

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

D. Is delivery address different from item 1? ☐ Yes ☒ No

**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

3. Service
☐ Adult Signa
☐ Adult Signa
☐ Certified M
☐ Certified M
☐ Collect on l
☐ Collect on l

2. Article Number (Transfer from service label)
9589 0710 5270 1964 8078 31

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

**PERRY CLAUDE L SR AND
VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401**

**PERRY CLAUDE L SR AND
VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401**

SEE REVERSE FOR INSTRUCTIONS

Code Compliance: Notice mailed to possible Beneficiary or Heir January 30, 2025 (All Notices in the case file were mailed certified)



HERNANDEZ, TARRA

510 N BAKER STREET
MOUNT DORA, FLORIDA 32757
352-735-7100 EXT. 1716
HERNANDEZT@MOUNTDORA.GOV
JANUARY 29, 2025

TO: PERRY, CLAUDE LEE JR
31 WOLCOTT STREET
WATERBURY, CT 06702

Subject: Notice of Administration of the Estate of (Perry Claude L Sr and Virginia II)

Dear Perry, Claude Lee Jr,

I hope this message finds you well. This Notice is in regard to the vacant residential property located at N. Grandview Street, Mount Dora, Florida, 32757 in ownership of Perry Claude L Sr and Virginia II per Lake County Property Appraiser.

This Notice informs any **potential** beneficiary or heir of the decedents that may be affected by the outcome of the upcoming court proceedings regarding the above property. Per the Order of Summary Administration, you are not listed as having an portion of interest in the real property described as Property Description: MOUNT DORA W 140 FT OF S 100 FT, BLK 134 PB 3 PGS 37-43 ORB 947 PG 1921 and in Official Records Book 947, Page 1921, of the Public Records of Lake County, Florida.
Tax Parcel ID# 29-19-27-0050-134-00000

Should you have other documentation that lists you as a beneficiary or any other family member, you may contact our office to proceed forward. If you do not, you may disregard this notice.

Certified Mail# 9589071052700850621575

Sincerely,

Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

Code Compliance Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7112

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

State of Florida
County of Lake

Re: Case No. 2024-0338

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:

☐ Courtesy Notice
☐ Notice of Violation
☐ Notice of Hearing
☐ Notice of Violation/ Notice of Hearing
☐ Notice of Cancellation of Hearing
☒ Notice of Administration
☐ Notice of Compliance Hearing

- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
N Grandview Street, Mount Dora, Florida 32757, and Alternate Key No.: 1467217, Parcel No: 29-19-27-0050-134-00000 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

- That on the ____ day of ____ 2025, at 11:15 o'clock ____ AM ____, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at 1935 N Unser Street, Mount Dora, FL 32757 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 Administration was sent to the possible beneficiary of the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 30th of January, 2025 at 3:00 o'clock P.M.,
- I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the ____ day of ____ 2025.", also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:00 p.m. o'clock.

Further affiant saith not.

Tarra Hernandez
Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this 1/29/2025 by Tarra Hernandez
(Date)

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

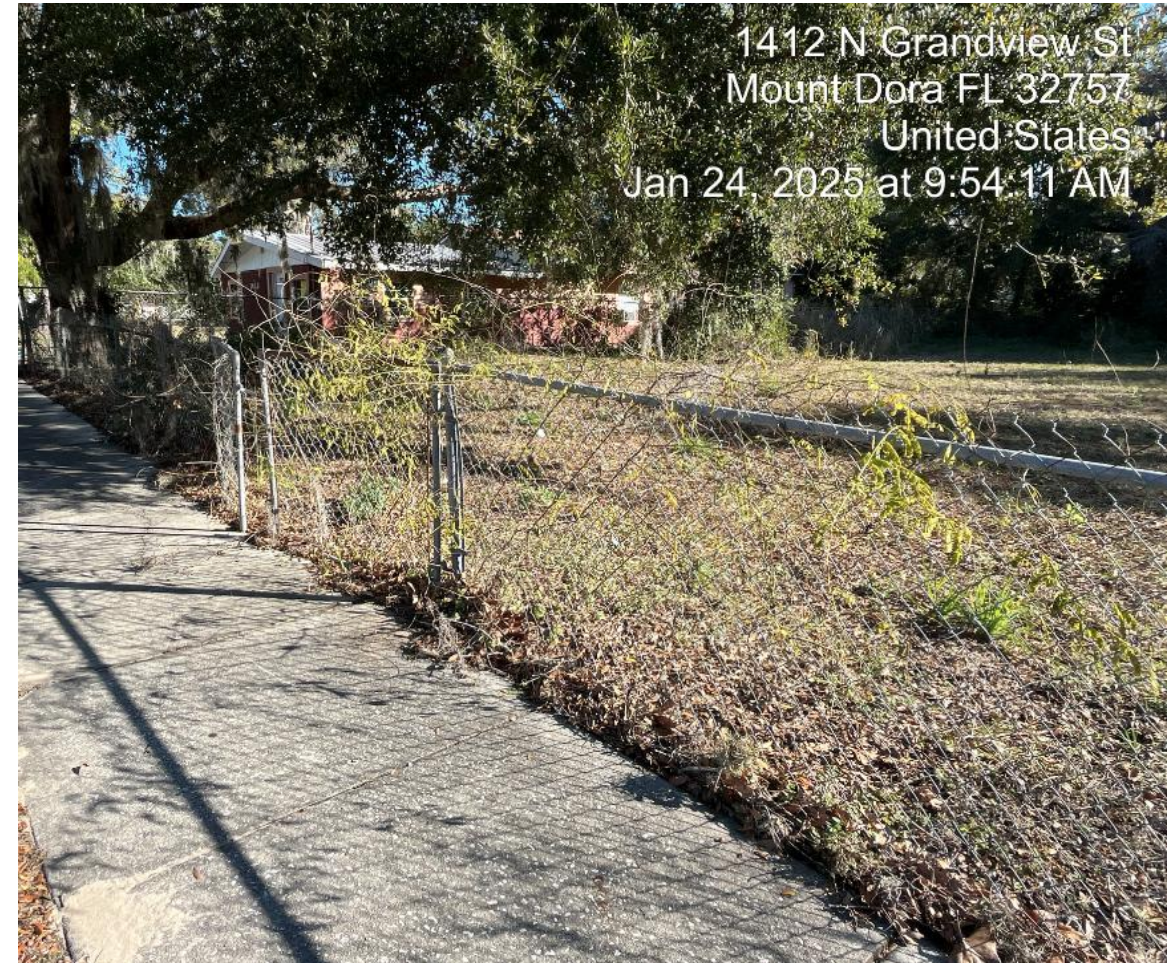


Notary Public Signature
Commission No. 194 445630
Name of Notary Typed, Printed, or Stamped

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 X 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: <u>Waterbury Renaissance East</u> <u>Attn: Perry Lee Claude Jr.</u> <u>31 Wolcott Street</u> <u>Waterbury, CT 06702</u>		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted ☐ Certified Mail® ☐ Certified Mail Restricted ☐ Collect on Delivery ☐ Collect on Delivery Restrict ☐ Insured Mail ☐ Mail Restricted D	
2. Article Number (Transfer from service label) <u>9589 0710 5270 0850 6215 75</u>		PS Form 3811, July 2020 PSN 7530-02-000-9053	

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)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$	
Total Postage and Fees \$	
Sent To <u>Waterbury Renaissance East</u>	
Street and Apt. No., or P.O. Box No. <u>31 Wolcott Street</u>	
City, State, ZIP+4® <u>Waterbury CT 06702</u>	
PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions	

Field Inspection Photo(s) – January 24, 2025



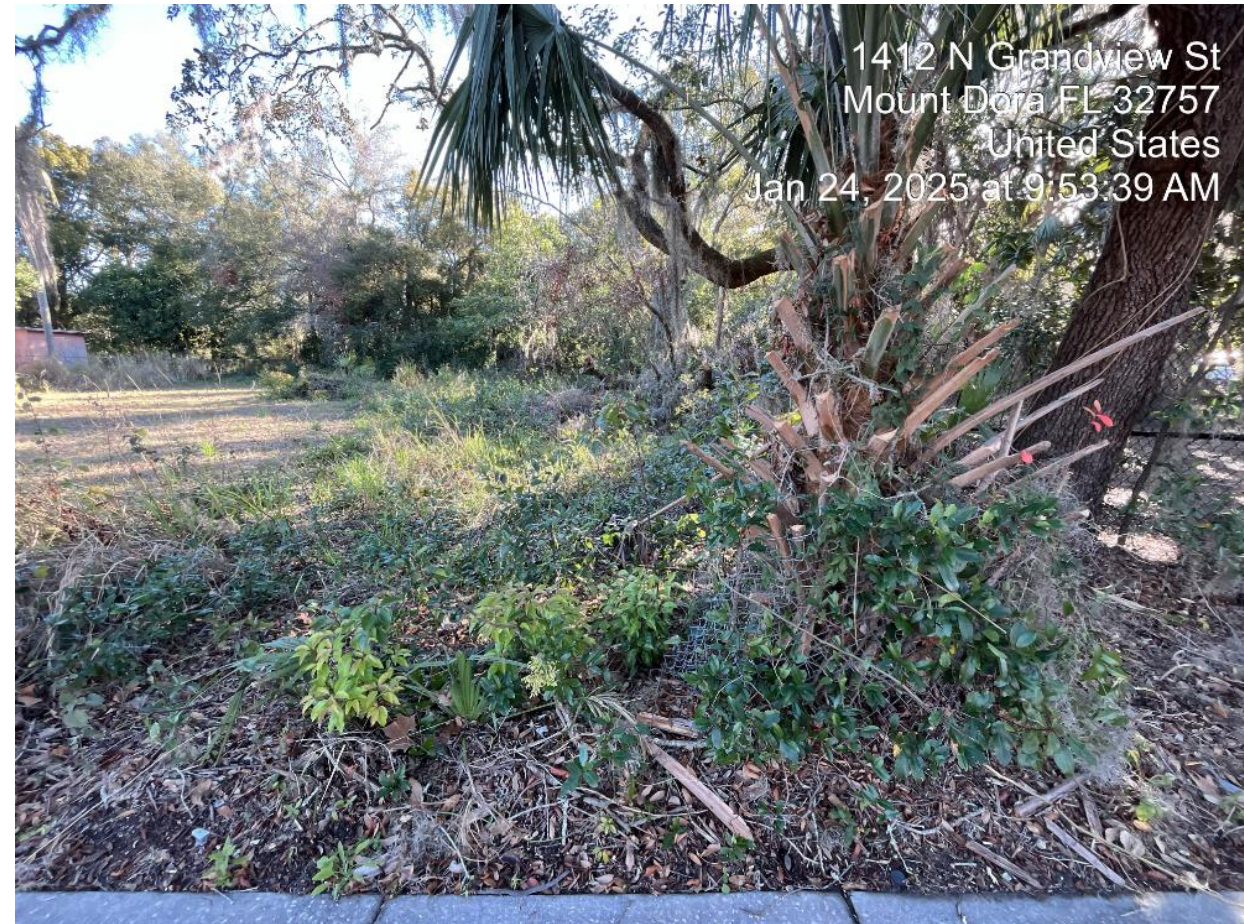
Field Inspection Photo(s) – January 24, 2025



Field Inspection Photo(s) – January 24, 2025



Field Inspection Photo(s) – January 24, 2025



Field Inspection Photo(s) – January 24, 2025



Field Inspection Photo(s) – January 24, 2025

Photo Affidavit



CITY OF
MOUNT
DORA
BUILDING DIVISION

PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Owner: Perry Claude L Sr and Virginia H

Name: Tarra Hernandez being first duly affirmed, deposes and says:

1. That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
2. That I observed the following: Code of Ordinances Section 26-87: Excessive growth of grass, weeds, and brush on property and Land Development Code Section 3.5.8 Fence Requirements
3. Photograph evidence was obtained at the following location:
N Grandview Street, Mount Dora, FL 32757
Parcel No: 29-19-27-0050-134-00000
Alternate Key No: 1467217
4. Date Photos Obtained January 24, 2025 thru to April 17, 2025

Tarra Hernandez
Code Compliance Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by ☒ physical presence or ☐ online notarization, this 30th day of January, 2025, by Tarra Hernandez, who ☒ is personally known to me or ☐ produced as identification.

SEAL:



Signature of Notary

Code Compliance: Notice of Hearing Imposing Fine posted – January 31, 2025

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

State of Florida
County of Lake
Tarra Hernandez being first duly affirmed, deposes and says:

Re: Case No. 2024-0199

- That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
- That I received the following described documents:
 - ☐ Courtesy Notice
 - ☐ Notice of Violation
 - ☐ Notice of Hearing
 - ☐ Notice of Violation/ Notice of Hearing
 - ☐ Notice of Cancellation of Hearing
 - ☐ Notice of Administration
 - ☒ Notice of Compliance Hearing
- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
N Grandview Street, Mount Dora, Florida 32757, and Alternate Key No.: **1467217**, Parcel No.: **29-19-27-0050-134-00000** by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the ____ day of ____ 2025, at 11:15 o'clock ____ AM, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at 1935 N Unser Street, Mount Dora, FL 32757 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 ____ was sent to the property owner of the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the ____ of ____ 2025 at 3:00 o'clock P.M.,

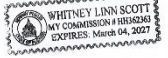
☒ b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the 31st day of January 2025," also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:00 p.m. o'clock.

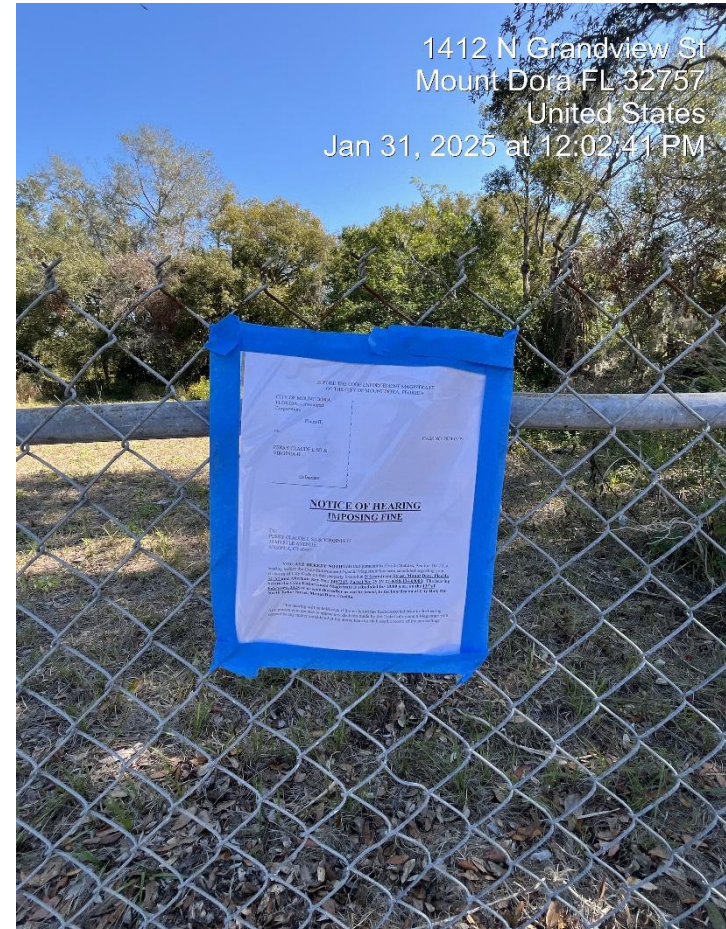
Further affiant saith not.


 Tarra Hernandez
 Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this 1/31/2025 by Tarra Hernandez
(Date)

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


 Whitney Lynn Scott
 Notary Public Signature
 Commission No. _____
 Name of Notary Typed, Printed, or Stamped



Code Compliance: Notice(s) of Administration to second possible Beneficiary/Heir. February 18, 2025



HERNANDEZ, TARRA

510 N BAKER STREET
MOUNT DORA, FLORIDA 32757
352-735-7100 EXT. 1716
HERNANDEZT@MOUNTDORA.GOV
FEBRUARY 18, 2025

TO: CLAYTON PERRY
39 MYRTLE AVENUE
ANSONIA, CT 06401

Subject: Notice of Administration of the Estate of (Perry Claude L. Sr and Virginia H)

Dear Clayton Perry,

I hope this message finds you well. This Notice is in regard to the vacant residential property located at N. Grandview Street, Mount Dora, Florida, 32757 in ownership of Perry Claude L. Sr and Virginia H per Lake County Property Appraiser.

This Notice informs any potential beneficiary or heir of the decedents that may be affected by the outcome of the upcoming court proceedings regarding the above property. Per the Order of Summary Administration, you are not listed as having a portion of interest in the real property described as Property Description: MOUNT DORA W 140 FT OF S 100 FT, BLK 134 PB 3 PGS 37-43 ORB 947 PG 1921 and in Official Records Book 947, Page 1921, of the Public Records of Lake County, Florida.
Tax Parcel ID# 29-19-27-0050-134-00000

Should you have other documentation that lists you as a beneficiary or any other family member, you may contact our office to proceed forward. If you do not, you may disregard this notice.

Certified Mail# 9589071052700850642129

Sincerely,

Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

Code Compliance Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7112

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

State of Florida
County of Lake

Re: Case No. 2024-0199

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:

☐ Courtesy Notice
☐ Notice of Violation
☐ Notice of Hearing
☐ Notice of Violation/ Notice of Hearing
☐ Notice of Cancellation of Hearing
☒ Notice of Administration
☐ Notice of Compliance Hearing

- SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
N Grandview Street, Mount Dora, Florida 32757, and Alternate Key No.: 1467217, Parcel No: 29-19-27-0050-134-00000 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the ____ day of ____ 2025, at 11:15 o'clock ____ AM ____, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at 1935 N Unser Street, Mount Dora, FL 32757 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:

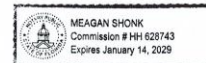
X a.) That the Notice of Administration was sent to the possible beneficiary of the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 19th of February, 2025 at 3:00 o'clock P.M.,

b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the 4th day of February 2025.", also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 10:30 a.m. o'clock.

Further affiant saith not.

Tarra Hernandez
Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this 2/18/2025 by Tarra Hernandez
(Date)
who is personally known to me and who took an oath.



Notary Public Signature
Commission No. HH 628743
Megan Shonk
Name of Notary Typed, Printed, or Stamped

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 ☐ Addressee	
1. Article Addressed to: Clayton Perry 39 Myrtle Avenue Ansonia, CT 06401		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 9590 9402 6999 1225 9159 45		D. Is delivered? If YES, to whom? _____	
3. Service Type ☐ Adult Signature ☐ Adult Signature ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Insured Mail		U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com . OFFICIAL USE	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Total Postage and Fees \$ _____ Sent To Clayton Perry 39 Myrtle Avenue Ansonia, CT 06401 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Code Compliance: Notice(s) of Administration to second possible Beneficiary/Heir. April 23, 2025

Book: 627 Page: 411 Page: 1 of 1

BFC

After recording return to:
Green and Gross, P.C.
1087 Broad Street
Bridgeport, CT 06604

Doc ID: 001962930001 Type: LAN
Bk 627 Pg 411

NOTICE FOR LAND RECORDS/
APPOINTMENT OF FIDUCIARY
PC-251 REV. 4/18

STATE OF CONNECTICUT
COURT OF PROBATE

COURT OF PROBATE, Derby Probate Court		DISTRICT NO. PD41
ESTATE OF Virginia Helena Perry, AKA Virginia H. Perry, AKA Virginia Perry (24-00423)		DATE OF NOTICE October 07, 2024
DATE OF DEATH May 12, 2024	PLACE WHERE LAST DWELT 39 Myrtle Avenue Ansonia, CT 06401	DIED TESTATE
FIDUCIARY [Name, address, and telephone number] Timothy Washington, 39 Myrtle Avenue, Ansonia, CT 06401, (203)305-7878		
FIDUCIARY'S POSITION OF TRUST 10/7/2024		DATE OF APPOINTMENT 10/7/2024

This notice is made and caused to be recorded in the land records of the town wherein the deceased was the owner of real property, or any interest therein, or a mortgage or a lien upon real property.

Loretta F. Glazier
Loretta F. Glazier, Assistant Clerk

Certified True Copy

COURT SEAL

Judge/Clerk

NOTICE FOR LAND RECORDS/ APPOINTMENT OF FIDUCIARY

PC-251

Received for Record at Ansonia, CT
On 12/05/2024 At 3:48:12 pm*Elizabeth L. Lynch*

HERNANDEZ, TARRA

510 N BAKER STREET
MOUNT DORA, FLORIDA 32757
352-735-7100 EXT. 1716
HERNANDEZT@MOUNTDORA.GOV
APRIL 23, 2025

TO: CLAYTON PERRY
32 DIX STREET
HAMDEN, CT 06514

Subject: Notice of Administration of the Estate of (Perry Claude L Sr and Virginia H)

Dear Clayton Perry,

I hope this message finds you well. This Notice is in regard to the vacant residential property located at N. Grandview Street, Mount Dora, Florida, 32757 in ownership of Perry Claude L Sr and Virginia H per Lake County Property Appraiser.

This Notice informs any **potential** beneficiary or heir of the decedents that may be affected by the outcome of the upcoming court proceedings regarding the above property. Per the Order of Summary Administration, you are not listed as having a portion of interest in the real property described as Property Description: MOUNT DORA W 140 FT OF S 100 FT, BLK 134 PB 3 PGS 37-43 ORB 947 PG 1921 and in Official Records Book 947, Page 1921, of the Public Records of Lake County, Florida.
Tax Parcel ID# 29-19-27-0050-134-00000

Should you have other documentation that lists you as a beneficiary or any other family member, you may contact our office to proceed forward. If you do not, you may disregard this notice.

Certified Mail# 9589071052700850642303

Sincerely,

Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

Code Compliance Division
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7112

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

State of Florida
County of Lake

Tarra Hernandez being first duly affirmed, deposes and says:

Re: Case No. 2024-0199

1. That I am a Code Officer/Inspector of the City of Mount Dora, Florida.

2. That I received the following described documents:

☐ Courtesy Notice
☐ Notice of Violation
☐ Notice of Hearing
☐ Notice of Violation/ Notice of Hearing
☐ Notice of Cancellation of Hearing
☒ Notice of Administration

3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
N Grandview Street, Mount Dora, Florida 32757 and Alternate Key No.: 1467217, Parcel No: 29-19-27-0050-134-00000 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

a.) That on the ____ day of ____ 2025, at 11:15 o'clock __AM__, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at 1935 N Unser Street, Mount Dora, FL 32757 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 Administration was sent to the property owner of the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 23rd of April, 2025 at 3:00 o'clock P.M.,

b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the ____ day of ____ 2025.", also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:00 PM. o'clock.

Further affiant saith not.

Tarra Hernandez
Tarra Hernandez
Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this April 23, 2025 by Tarra Hernandez
(Date) who is personally known to me and who took an oath.

Whitney Linn Scott
Notary Public Signature
Commission No. _____

Name of Notary Typed, Printed, or Stamped



Code Compliance: Affidavit of Non-Compliance - July 30, 2025

IN AND FOR THE CITY OF MOUNT DORA,
LAKE COUNTY, FLORIDA

CITY OF MOUNT DORA,

Petitioner,

CASE NO: 2024-0199

v.

PERRY CLAUDE L SR AND
VIRGINIA H,

Respondent.

AFFIDAVIT OF NON COMPLIANCE

BEFORE ME, the undersigned, duly authorized to administer oaths and take acknowledgments, personally appeared Tarra Hernandez, Code Compliance Inspector for the City of Mount Dora, Florida, who after being duly sworn, deposes and says:

1. My name is Tarra Hernandez
2. I am over eighteen (18) years of age.
3. I am the Code Compliance Inspector for the City of Mount Dora, Florida.
4. I have firsthand knowledge of the facts contained in this Affidavit.
5. On November 13th, 2024, the Code Compliance Magistrate for the City of Mount Dora entered a Finding of Fact/Conclusion of Law/Order Imposing Fine in the above which required the Respondent, PERRY CLAUDE L SR AND VIRGINIA H, to bring the property of N Grandview Street, Mount Dora, Florida into compliance with the City of Mount Dora, Land Development Code Section 3.5.8 Fence Requirements; Code of Ordinances Section 26-87 Excessive growth of grass, weeds, and brush on property. The Magistrate ordered failure to comply by the date of December 13th, 2024 no later than 8:00 A.M., would result in the assessment of a civil penalty in the amount of \$150.00, for each and every day thereafter that the violation remains.

Page 1 of 2

6. As of August 28, 2025, the Respondent(s), has not come into compliance with the terms of the order referenced.

7. The City of Mount Dora does hereby assess against the Respondent, the amount of one hundred and fifty dollars a day (\$150.00) until compliance is met and does hereby claim a lien, to-wit:

a. Owner(s): PERRY CLAUDE L SR AND VIRGINIA H

THIS AFFIANT FURTHER SAYETH NOT.


Tarra Hernandez, Code Compliance Inspector

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization of Tarra Hernandez, who personally swore or affirmed that he/she is authorized to execute this Affidavit, and who is personally known to me or who produced _____ as identification, this 30th day of July, 2025.




NOTARY PUBLIC, State of Florida

Page 2 of 2

Code Compliance: Notice of Hearing Imposing Fine – mailed July 30th, 2025

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

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

PERRY CLAUDE L SR AND
VIRGINIA H

Defendant

CASE NO: 2024-0199

NOTICE OF HEARING
ASSESS FINE

TO:
PERRY CLAUDE L SR AND VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401

YOU ARE HEREBY 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 in the **R-2** Zoning area at **N Grandview Street, Mount Dora, Florida 32757** and Alternate Key No.: **1467217, Parcel No: 29-19-27-0050-134-00000**. The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on the **28th of August, 2025** 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 our office 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.

Violation(s) Cited:

- *Code of Ordinances - Section. 26-87. - Excessive growth of grass, weeds, and brush on property*
- *Land Development Section 3.5.8. Fence requirements*

Please contact the Code Compliance Division to schedule a re-inspection of any violation(s) corrected prior to the Magistrate Hearing date at 352-735-7100 Ext. 1716 or email hernandezt@mountdora.gov

Certified Mail #9589071052701964807343

DATED this 30th day of July, 2025.


Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

Code Compliance: Notice of Hearing Imposing Fine – Affidavit - mailed July 30th, 2025

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

State of Florida
County of Lake
Tarra Hernandez being first duly affirmed, deposes and says:

Re: Case No. 2024-0199

1. That I am a Code Officer/Inspector of the City of Mount Dora, Florida.
2. That I received the following described documents:
- ☐ Courtesy Notice
 - ☐ Notice of Violation
 - ☒ Notice of Hearing
 - ☐ Notice of Violation/ Notice of Hearing
 - ☐ Notice of Cancellation of Hearing
 - ☐ Notice of Administration
3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
N Grandview Street, Mount Dora, Florida 32757 and Alternate Key No.: 1467217, Parcel No: 29-19-27-0050-134-00000 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

- a.) That on the ____ day of ____ 2025, at 4 o'clock ____ PM ____, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at ____, Mount Dora, FL 32757 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 property owner of the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 24th of July, 2025 at 3:00 o'clock P.M.,
- b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the 30th day of July 2025," also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:00 PM. o'clock.

Further affiant saith not.

Tarra Hernandez
Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this July 30, 2025 by Tarra Hernandez
(Date)

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

[Signature]
Notary Public Signature
Commission No. _____
Name of Notary Typed, Printed, or Stamped

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 X _____ ☐ Agent ☐ Addressee 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: PERRY CLAUDE L SR AND VIRGINIA H 39 MYRTLE AVENUE ANSONIA, CT 06401 9590 9402 9123 4225 0263 58 Article Number (Transfer from service label) 9589 0710 5270 1964 8073 43 PS Form 3811, July 2020 PSN 7530-02-000-9053		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery Mail Restricted Delivery 101 Domestic Return Receipt	

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 X _____ ☐ Agent ☐ Addressee 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: PERRY CLAUDE L SR AND VIRGINIA H 39 MYRTLE AVENUE ANSONIA, CT 06401 9590 9402 9123 4225 0263 58 Article Number (Transfer from service label) 9589 0710 5270 1964 8073 43 PS Form 3811, July 2020 PSN 7530-02-000-9053		U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com. Official Use Postmark Here PERRY CLAUDE L SR AND VIRGINIA H 39 MYRTLE AVENUE ANSONIA, CT 06401 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

 **Delivered**
Delivered, Individual Picked Up at Post Office
ANSONIA, CT 06401
August 6, 2025, 2:29 pm
[See All Tracking History](#)

Code Compliance: Notice of Hearing to Impose Fine posted – July 30, 2025

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

State of Florida
County of Lake
Tarra Hernandez being first duly affirmed, deposes and says:

Re: Case No. 2024-0199

1. That I am a Code Officer/Inspector of the City of Mount Dora, Florida.

2. That I received the following described documents:

☐ Courtesy Notice
☐ Notice of Violation
☒ Notice of Hearing
☐ Notice of Violation/ Notice of Hearing
☐ Notice of Cancellation of Hearing
☐ Notice of Administration

3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
N Grandview Street, Mount Dora, Florida 32757 and Alternate Key No.: 1467217, Parcel No: 29-19-27-0050-134-00000 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

☐ a.) That on the ____ day of ____, 2025, at 4 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 ____, Mount Dora, FL 32757 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 property owner of the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 24th of July, 2025 at 3:00 o'clock P.M.,

☒ b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the 30th day of July 2025," also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:00 P.M. o'clock.

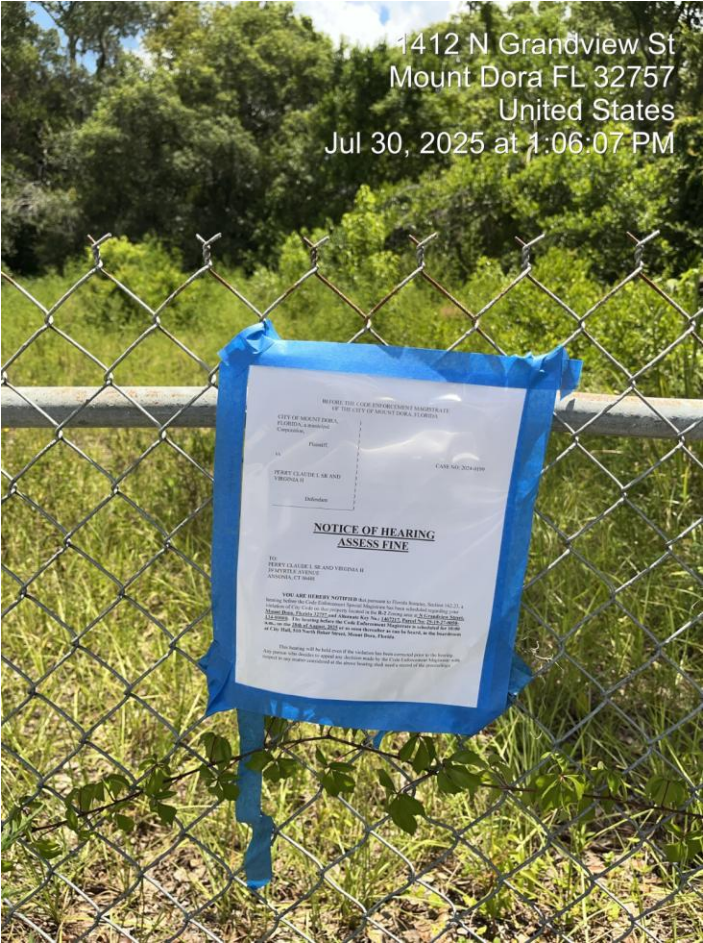
Further affiant saith not.

Tarra Hernandez
Code Compliance Officer/Inspector

SUBSCRIBED AND AFFIRMED before me this July 30, 2025 by Tarra Hernandez
(Date)

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

[Signature]
Notary Public Signature
Commission No. _____
Name of Notary Typed, Printed, or Stamped



Field Inspection Photo(s) – July 31, 2025



Field Inspection Photo(s) – July 31, 2025



CITY OF
MOUNT
DORA
BUILDING DIVISION

PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Owner: Perry Claude L. Sr and Virginia H

Name: Tarra Hernandez being first duly affirmed, deposes and says:

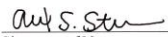
1. That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
2. That I observed the following:
3. Code of Ordinances Section 26-87 Excessive growth of grass, weeds, and brush on property and Land Development Code Section 3.5.8 Fence Requirements
4. Photograph evidence was obtained at the following location:
N Grandview Street, Mount Dora, FL 32757
Parcel No: 29-19-27-0050-134-00000
Alternate Key No: 1467217
5. Date Photos Obtained July 31, 2025 thru to October 31, 2025

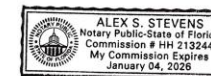

Tarra Hernandez
Code Compliance Inspector

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by ☒ physical presence or ☐ online notarization, this 5th day of August, 2025, by Tarra Hernandez, who ☒ is personally known to me or ☐ produced as identification.

SEAL:


Signature of Notary



Field Inspection Photo(s) – February 25, 2026



Field Inspection Photo(s) – February 25, 2026



Field Inspection Photo(s) – February 25, 2026



Field Inspection Photo(s) – February 25, 2026



Code Compliance: Order Imposing Fine and Creating Lien – August 28, 2025

ATTACHMENT #1

Return this Instrument to:
City of Mount Dora, Office of City Manager
510 N. Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 29-19-27-0050-134-00000
Alt. Key Number: 1467217

INSTRUMENT #2025115955
OR BK 6599 PG 1796 - 1797 (2 PGS)
DATE: 9/18/2025 11:57:58 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$18.50

IN AND FOR THE CITY OF MOUNT DORA,
LAKE COUNTY, FLORIDA

CITY OF MOUNT DORA,

Petitioner,

CASE NO: E2024-0199

v.

PERRY CLAUDE L SR AND VIRGINIA H,

Respondents,

PERRY CLAUDE L SR AND VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401

☐ Respondent Present
☒ Respondent Not Present
☐ Represented by Counsel or Other
Name of Representative _____
Written Authorization Received _____
Relationship _____

ORDER IMPOSING FINE & CREATING LIEN

THIS CAUSE having come before the undersigned Magistrate on the 28th day of August, 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 continues to be in violation of its FINDING OF FACT/ CONCLUSION OF LAW/ORDER IMPOSING FINE dated November 13th, 2024.

Based on the tiered rates of accrual of fines established in the FINDINGS OF FACT/ CONCLUSIONS OF LAW/ ORDER IMPOSING FINE, the total accrued fine amount as of today is \$77,100.00. The fines will continue to accrue at the rate of \$150.00 per day, per violation, until the violations are fully cured.

The above 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.

RESPONDENT MUST CONTACT THE CODE COMPLIANCE DIVISION TO ARRANGE A DATE AND TIME FOR INSPECTION IN ORDER TO VERIFY COMPLIANCE.

COMPLIANCE MUST BE VERIFIED IN PERSON AND WILL NOT BE VERIFIED UNTIL RESPONDENTS CONTACT THE DIVISION AT (352) 735-7127.

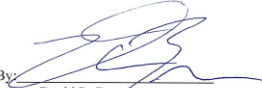
Any person wishing to appeal any decision made by the magistrate with respect to any matter considered at such hearing will need a record of the proceeding, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In order to fully satisfy any fine imposed in accordance with this Order, applicable recording fees will be charged.

Property Owner: PERRY CLAUDE L SR AND VIRGINIA H
Address: N GRANDVIEW ST MOUNT DORA, 32757
Alternate Key: 1467217
Parcel Number: 29-19-27-0050-134-00000
Property Legal Description: MOUNT DORA W 140 FT OF S 100 FT, BLK 134 PB 3 PGS 37-43 ORB 947 PG 1921

DONE AND ORDERED this 28th day of August, 2025.

CITY OF MOUNT DORA, FLORIDA

By: 
David R. Bear
Code Compliance Magistrate

ATTEST:


Tarra Hernandez
Code Compliance Inspector

Copies To:
Code Compliance Division
Respondent Received Copy____
Respondent Mailed Copy____

CERTIFIED - I hereby certify this is a true and accurate copy of the document filed in this office, Office of the City Clerk of the City of Mount Dora, Florida
Name & Title: Kim LaFlamme, Deputy City Clerk
Signature: Kim LaFlamme
Date: 9/18/25



Page 2 of 2

ATTACHMENT #1

Code Compliance: Notice of Compliance Status Hearing – Mailed March 9, 2026

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

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

PERRY CLAUDE L SR AND
VIRGINIA H

Defendant

CASE NO: E2024-0199

NOTICE OF RESCHEDULED COMPLIANCE STATUS HEARING

TO: PERRY CLAUDE L SR & VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401

Please be advised that the Special Magistrate hearing previously scheduled for April 2, 2026 regarding Code Enforcement Case No. E2024-0199 has been rescheduled.

The hearing will now take place on **Friday, April 17th, 2026** at 10:00AM, before the Special Magistrate for the City of Mount Dora, located in the boardroom at City Hall, 510 N Baker Street, Mount Dora, Florida, 32757.

All parties previously noticed in this matter are required to appear at the rescheduled hearing date and time. Failure to appear may result in the Special Magistrate proceeding in your absence and issuing an Order imposing fines, liens, or other corrective action as permitted by law.

YOU ARE HEREBY 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 and the enforcement of a previously recorded code compliance lien affecting property located in the **R-2** Zoning area at **N Grandview Street, Mount Dora, Florida 32757** and Alternate Key No.: **1467217, Parcel No: 29-19-27-0050-134-00000**. The hearing before the Code Enforcement Magistrate is scheduled for **10:00 a.m., on the 17th of April, 2026** 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. The Special Magistrate may consider additional enforcement actions, including foreclosure of the recorded lien, should the property be found to remain in non-compliance. 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 our office 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.

If personal attendance at the hearing is not possible, accommodations for participation via Zoom may be arranged, provided that a request is submitted no fewer than seven (7) days prior to the scheduled hearing date. To request virtual attendance, please contact the Administration Coordinator, Rubi Robinson, via email at robinsonr@cityofmoundora.com. For inquiries regarding online access or technical assistance, please call (352) 735-7112 Ext. 1701

Violation(s) Cited:

- *Code of Ordinances - Section. 26-87. - Excessive growth of grass, weeds, and brush on property.*
- *Land Development Section 3.5.8 Fence requirements*

Please contact the Code Compliance Division to schedule a re-inspection of any violation(s) corrected prior to the Magistrate Hearing date at 352-735-7100 Ext. 1716 or email hernandezt@mounddora.gov

Certified Mail #9589071052702674664721

DATED this 9th day of March, 2026.



Tarra Hernandez
Code Compliance Inspector
City of Mount Dora, Florida

Code Compliance: Notice of Compliance Status Hearing – Mailing and posting Affidavit – March 9, 2026

ATTACHMENT #1

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

State of Florida
County of Lake
Tarra Hernandez being first duly affirmed, deposes and says:

Re: Case No. E2024-0199

1. That I am a Code Officer/Inspector of the City of Mount Dora, Florida.

2. That I received the following described documents:

☐ Courtesy Notice
☐ Notice of Violation
☒ Notice of Rescheduled Compliance Status Hearing
☐ Notice of Violation/ Notice of Hearing

3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
N Grandview Street Mount Dora, Florida 32757 and Alternate Key No.:1467217, Parcel No:29-19-27-0050-134-00000 by one or more of the following methods:

PERSONAL, HAND DELIVERY SERVICE:

☐ a.) That on the ____ day of ____ 2026, at 4 o'clock ____PM____, I personally hand-served the above-described papers to the respondent(s) at his/her/their usual place of residence at _____, Mount Dora, FL 32757 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 Rescheduled Compliance Status Hearing was sent to the property owner of the violator(s) by certified mail, return receipt requested, and by FIRST-CLASS MAIL on the 9th day of March, 2026 at 3:00 o'clock P.M.,

☒ b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and "on the 9th day of March, 2026.", also publicly POSTED the above-described papers to the property location listed above and at City Hall, 510 North Baker Street, Mount Dora, Florida, at 3:00 PM. o'clock.

Further affiant saith not.

Tarra Hernandez
Code Compliance Officer/Inspector

STATE OF FLORIDA
COUNTY OF LAKE

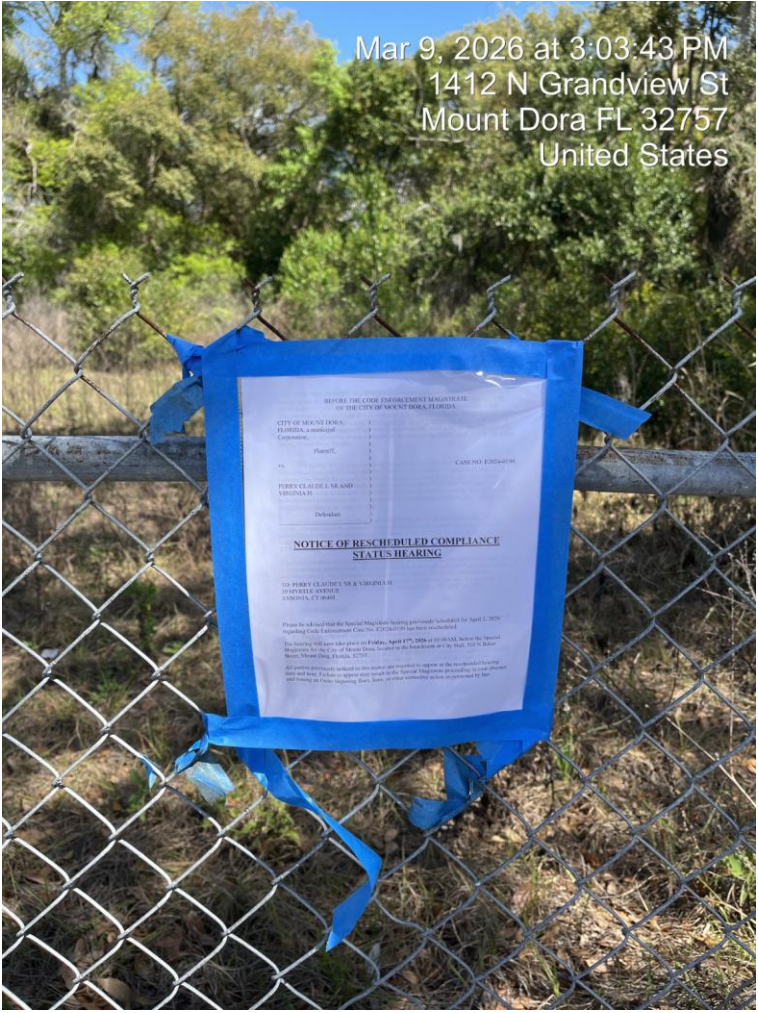
Sworn to (or affirmed) and subscribed before me by ☒ physical presence or ☐ online notarization, this
9th day of March, 2026, by Tarra Hernandez, who ☒ is personally known to me or ☐ produced as identification.

SEAL:

WHITNEY LINN SCOTT
MY COMMISSION # 111642363
EXPIRES: March 04, 2027

Notary Public Signature
Commission No. _____
Name of Notary Typed, Printed, or Stamped _____

Code Compliance: Posting Notice of Compliance Status Hearing March 9, 2026



ATTACHMENT #1

NOT GOOD WITHOUT SEAL OF CERTIFYING OFFICIAL

Code Compliance: Death Certificate(s) of owners.

ATTACHMENT #1

I certify that this is a true copy of the information in the Vital Record as recorded in this office.

ATTEST: Elizabeth A. Lynch Registrar of Vital Statistics.

Date: FEB 25 2026 Town of Ansonia, Connecticut

NOT GOOD WITHOUT SEAL OF CERTIFYING OFFICIAL

*VS-4 REV. 1/04 STATE OF CONNECTICUT DEPARTMENT OF PUBLIC HEALTH		CERTIFICATE OF DEATH		STATE FILE NUMBER (For State Use only. Do not write in this box)	
1. DECEDENT'S LEGAL NAME (Include AKA's if any) (First, Middle, Last) <u>Claude L. Perry SR.</u>				2. SEX ☒ Male ☐ Female	3. ACTUAL OR PRESUMED DATE OF DEATH (MM/DD/YYYY) (Spell Month) <u>September 19, 2011</u>
5. AGE LAST BIRTHDAY <u>68</u>	6. UNDER 1 YEAR Mo. Days Hours Min.	7. DATE OF BIRTH (MM/DD/YYYY) <u>Oct. 6, 1942</u>	8. BIRTHPLACE (City, State or Foreign Country) <u>Mt. Dora, Florida</u>		
9. RESIDENCE (State) <u>CT</u>		10. RESIDENCE (County) <u>New Haven</u>	11. RESIDENCE (City or Town) <u>Ansonia</u>	12. RESIDENCE (Street and No.) <u>39 Myrtle Ave.</u>	13. APT. NO.
14. ZIP CODE <u>06401</u>	15. EVER IN US ARMED FORCES? ☒ Yes ☐ No	16. MARITAL STATUS AT TIME OF DEATH ☒ Married ☐ Married but separated ☐ Widowed ☐ Divorced ☐ Never Married ☐ Unknown		17. SURVIVING SPOUSE'S NAME (Give full name prior to first marriage) <u>Virginia Martin Perry</u>	
18. FATHER'S NAME (First, Middle, Last) <u>Charlie Perry SR.</u>		19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) <u>Mattie Louise Smith Perry</u>		20. INFORMANT'S NAME <u>Virginia Perry</u>	
21. INFORMANT'S RELATIONSHIP <u>Wife</u>		22. MAILING ADDRESS (Street and Number, City, State, Zip Code) <u>39 Myrtle Ave. Ansonia, CT 06401</u>		23. IF DEATH OCCURRED IN A HOSPITAL: ☒ Inpatient ☐ ER/outpatient ☐ Dead on Arrival	
24. IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL: ☐ Hospice Facility ☐ Nursing Home ☐ Decedent's Home ☐ Other (specify)		25. FACILITY NAME (If not institution, give street & number) <u>CT Hospice, 100 Double Beach Rd, Branford, CT 06401</u>		26. CITY OR TOWN OF DEATH <u>Branford 06405</u>	
27. COUNTY OF DEATH <u>New Haven</u>		28. METHOD OF DISPOSITION: ☒ Burial ☐ Entombment ☐ Removal from State ☐ Other (specify)		29. DISPOSITION (Name of cemetery, crematory, other place) <u>Pine Grove Cem.</u>	
30. LOCATION (city/town, state) <u>15 Church St. Ansonia, CT</u>		31. DATE (MM/DD/YYYY) <u>9/13/11</u>		32. WAS BODY EMBALMED? ☒ Yes ☐ No If yes, Name of Embalmer: <u>Frederick K. King</u>	
33. FUNERAL FACILITY - Name and Address (Street and Number, City, State, Zip Code) <u>Jenkins King & Malerba, 15 Church St. Ansonia, CT</u>		34. SIGNATURE OF FUNERAL DIRECTOR OR EMPALMER <u>Frederick K. King</u>		35. LICENSE NUMBER OF SIGNER IN BOX 34 <u>2308</u>	
36. DATE PRONOUNCED DEAD (MM/DD/YYYY) <u>09/19/2011</u>		37. TIME PRONOUNCED <u>1:07a</u>		38. PRONOUNCER'S NAME AND DEGREE OR TITLE (Print) <u>Rebecca Bergman RN BS</u>	
39. PRONOUNCER'S SIGNATURE <u>Rebecca Bergman</u>		40. DATE SIGNED <u>9/19/11</u>		41. WAS MEDICAL EXAMINER CONTACTED? ☐ Yes ☒ No	
42. WAS AN AUTOPSY PERFORMED? ☐ Yes ☒ No		43. WERE THE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? ☐ Yes ☒ No		44. PART I. Enter the chain of events - diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.	
IMMEDIATE CAUSE (Final disease or condition resulting in death) (a) <u>Non Small cell lung Cancer</u> Due to (or as a consequence of):		(b) <u>2 months</u> Due to (or as a consequence of):		(c) <u></u> Due to (or as a consequence of):	
(d) <u></u> Due to (or as a consequence of):		45. PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I.		46. IF FEMALE: ☐ Not pregnant within past year ☐ Pregnant at time of death ☐ Not pregnant, but pregnant within 42 days of death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Unknown if pregnant within the past year	
47. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☐ No ☒ Unknown		48. CERTIFIER (Check only one box) ☒ Attending Practitioner - I am the attending practitioner or a practitioner acting on behalf of the attending practitioner and to the best of my knowledge, death occurred due to the cause(s) and manner stated. <u>Frederick A. Flatau MD</u> Certifier Name and Title (Print) <u>Frederick A. Flatau MD</u>		49. MAILING - CERTIFIER <u>CT Hospice, 100 Double Beach Rd, Branford, CT 06405</u> (City or town) (State) (Zip)	
THIS CERTIFICATE WAS RECEIVED FOR RECORD ON: <u>September 22, 2011</u>		BY <u>Dominic J. Connors</u>		REGISTRAR	
50. DECEDENT'S EDUCATION-Check the box that best describes the highest degree or level of school completed at the time of death. ☐ 8th grade or less ☐ 9th - 12th grade, no diploma ☐ High School Graduate/GED ☐ Some college credit, but no degree ☒ Associate degree ☐ Bachelor's degree ☐ Master's degree ☐ Doctorate or Professional degree ☐ Liv-in-own ☐ Not available		51. DECEDENT OF HISPANIC ORIGIN? ☒ No, Not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, other Spanish/Hispanic/Latino (specify)		52. DECEDENT'S RACE ☐ White ☒ Black or African American ☐ Asian Indian ☐ American Indian or Alaska Native (Name of the enrolled or principal tribe) ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Other Asian (specify) ☐ Native Hawaiian ☐ Guamanian or Chamorro ☐ Samoan ☐ Other Pacific Islander (specify) ☐ Other (specify)	
53. DECEDENT'S USUAL OCCUPATION <u>Economic Development Director</u>		54. KIND OF BUSINESS/INDUSTRY <u>City of Ansonia</u>		55. SOCIAL SECURITY NUMBER <u>263-72-3995</u>	

City of Mount Dora Request

This case was previously heard on November 13, 2024. An Order was issued requiring the property to be brought into compliance by December 13, 2024. The property did not comply with that Order. An Order Imposing Fine and Creating Lien was later issued on August 28, 2025, and the lien was recorded at the Lake County Clerk's Office.

I conducted a follow-up inspection on February 25, 2026. At that time, the violations remained. The property has been in continuous non-compliance for approximately 475 days. The recorded lien has been outstanding for approximately 196 days.

City of Mount Dora Request

Prior to this hearing, public records were reviewed. Both listed owners are deceased, and death certificates were obtained to confirm. A certified Order of Summary Administration does not identify any heirs or beneficiaries for this parcel. The 2024 and 2025 property taxes remain unpaid, with a tax certificate issued on June 1, 2025. The property is not currently scheduled for a tax deed sale, and no proceedings are in place to transfer ownership.

Based on the continued non-compliance, the City respectfully requests authorization to proceed with foreclosure of the recorded lien.

Code Section(s) Cited

Code of Ordinances - Section. 26-87. - Excessive growth of grass, weeds, and brush on property. No owner, agent, custodian, lessee or occupant of property shall permit the excessive growth of grass, weeds, or brush on any exterior portion of the property. Accordingly, such owner, agent, custodian, lessee or occupant shall cut, trim or remove such vegetation, and keep such vegetation cut, trimmed or removed, so that it is not in a state of excessive growth.

Notwithstanding the foregoing, all land areas within the city used as orange groves, or where the natural growth has never been removed, are exempt from the provisions of this section requiring the cutting or removal of vegetation; provided, however, that where such land areas abut or are directly adjacent to improved properties, natural growth within at least five feet from such improved properties shall be maintained in a condition that is not in a state of excessive growth.

Code Section(s) Cited

Land Development Section 3.5.8. Fence requirements.

1. Types of fences. Fences shall be either wood, chain-link, vinyl, concrete masonry wall design, brick, wrought or ornamental iron or decorative wire. Barbed wire fences may be constructed in industrial and greenbelt zoning districts with the approval of the zoning official. Barbed wire fences may be used on fences in excess of six feet in height around retention ponds, commercial pools, lift stations, substations and any local, state and federal land uses where applicable, with the approval of the zoning official.

8. Maintenance. Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing.

The exposed nib end of any chain link fence shall face the ground when within six feet from any sidewalk. Electrically charged fences are prohibited within the city limits.

The city manager or the city manager's designee shall be authorized to order the removal or reduction in height of any fence, wall or other structure which exceeds the height of this code or which constitutes a hazardous obstruction to the vision of vehicle operators upon the streets, roads and alleys of the city, or is designed or constructed in such a manner as to create a hazard to the public. Failure to comply with a directive issued pursuant to this paragraph shall constitute a code violation.

Relevant Code Section(s)

3.5.4 *Accessory buildings/structures and uses in residential district.*

5. An accessory structure is incidental and subordinate to the principal structure. There must be a permitted principal structure on the same parcel prior to installation and permitting of an accessory structure.

2. *Nonconforming structures.* Within the districts established by these zoning regulations or amendments that may later be adopted, there may exist lots or structures which were lawful before these zoning regulations were adopted or amended, but which would be prohibited, regulated, or restricted under the terms of these zoning regulations or future amendments. It is the intent of these zoning regulations to permit these nonconformities to continue until they are removed as required by these zoning regulations, but not to encourage their continuance. A nonconformity may be continued so long as it remains otherwise lawful, provided that:

f. *Destruction.* Should any nonconforming structure or nonconforming portion of a structure be destroyed by any means to an extent of more than 50 percent of its replacement value based upon property appraisal records at time of destruction, it shall not be reconstructed except in conformity with the provisions of these zoning regulations.

ATTACHMENT #2

Return this Instrument to:
City of Mount Dora, Office of City Manager
510 N. Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 29-19-27-0050-134-00000
Alt. Key Number: 1467217

INSTRUMENT #2025115955
OR BK 6599 PG 1796 - 1797 (2 PGS)
DATE: 9/18/2025 11:57:58 AM
**GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA**
RECORDING FEES \$18.50

**IN AND FOR THE CITY OF MOUNT DORA,
LAKE COUNTY, FLORIDA**

CITY OF MOUNT DORA,

Petitioner,

CASE NO: E2024-0199

v.

PERRY CLAUDE L SR AND VIRGINIA H,

Respondents,

_____/

PERRY CLAUDE L SR AND VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401

____ Respondent Present
☒ Respondent Not Present
____ Represented by Counsel or Other
Name of Representative _____
Written Authorization Received _____
Relationship _____

ORDER IMPOSING FINE & CREATING LIEN

THIS CAUSE having come before the undersigned Magistrate on the 28th day of August, 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 continues to be in violation of its FINDING OF FACT/ CONCLUSION OF LAW/ORDER IMPOSING FINE dated November 13th, 2024.

Based on the tiered rates of accrual of fines established in the FINDINGS OF FACT/ CONCLUSIONS OF LAW/ ORDER IMPOSING FINE, the total accrued fine amount as of today is \$77,100.00. The fines will continue to accrue at the rate of \$150.00 per day, per violation, until the violations are fully cured.

The above 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.

RESPONDENT MUST CONTACT THE CODE COMPLIANCE DIVISION TO ARRANGE A DATE AND TIME FOR INSPECTION IN ORDER TO VERIFY COMPLIANCE.

ATTACHMENT #2

COMPLIANCE MUST BE VERIFIED IN PERSON AND WILL NOT BE VERIFIED UNTIL RESPONDENTS CONTACT THE DIVISION AT (352) 735-7127.

Any person wishing to appeal any decision made by the magistrate with respect to any matter considered at such hearing will need a record of the proceeding, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In order to fully satisfy any fine imposed in accordance with this Order, applicable recording fees will be charged.

Property Owner: PERRY CLAUDE L SR AND VIRGINIA H

Address: N GRANDVIEW ST MOUNT DORA, 32757

Alternate Key: 1467217

Parcel Number: 29-19-27-0050-134-00000

Property Legal Description: MOUNT DORA W 140 FT OF S 100 FT, BLK 134 PB 3 PGS 37-43 ORB 947 PG 1921

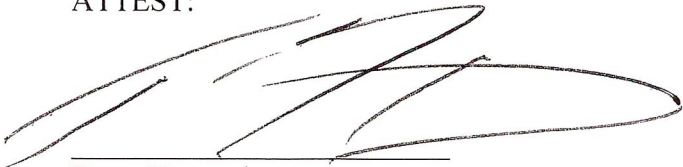
DONE AND ORDERED this 28th day of August, 2025.

CITY OF MOUNT DORA, FLORIDA

By: 

David R. Bear
Code Compliance Magistrate

ATTEST:



Tarra Hernandez
Code Compliance Inspector

CERTIFIED - I hereby certify this is a true and accurate copy of the document filed in this office. Office of the City Clerk of the City of Mount Dora, Florida

Name & Title: Kim Laflamme, Deputy City Clerk
Signature: Kim Laflamme
Date: 9/18/25

Copies To:
Code Compliance Division
Respondent Received Copy___
Respondent Mailed Copy___

Page 2 of 2



ATTACHMENT #3

Return this Instrument to:
City of Mount Dora, Office of City Manager
510 N. Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 29-19-27-0050-134-00000
Alt. Key Number: 1467217

**IN AND FOR THE CITY OF MOUNT DORA,
LAKE COUNTY, FLORIDA**

CITY OF MOUNT DORA,

Petitioner,

CASE NO: E2024-0199

v.

PERRY CLAUDE L SR AND VIRGINIA H,

Respondents,

PERRY CLAUDE L SR AND VIRGINIA H
39 MYRTLE AVENUE
ANSONIA, CT 06401

☒ Respondent Present
☐ Respondent Not Present
☐ Represented by Counsel or Other
Name of Representative _____
Written Authorization Received _____
Relationship _____

ORDER AUTHORIZING FORECLOSURE

THIS CAUSE having come before the undersigned Magistrate on the 17th day of April, 2026, and said Magistrate having heard testimony, accepted evidence and being otherwise fully advised in the premises hereof, finds that the lien in this matter was entered and recorded more than three months prior to the date of this hearing, accordingly, the City's request for authorization to foreclose is GRANTED.

DONE AND ORDERED this 17th day of April, 2026.

CITY OF MOUNT DORA, FLORIDA

By: _____

David R. Bear
Code Compliance Magistrate

ATTEST: _____

ATTACHMENT #3

Tarra Hernandez
Code Compliance Inspector

Copies To:

Code Compliance Division

Respondent Received Copy__

Respondent Mailed Copy__



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: May 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Ratification of the Twenty-sixth and Twenty-seventh Extensions of **Resolution No. 2025-45**, Declaring a Local State of Emergency Related to October 26-October 27, 2025 Flood Event

Introduction:

This is a request for Council to ratify the Twenty-sixth and Twenty-seventh Extensions of Resolution No. 2025-45, Local State of Emergency Related to October 26-October 27, 2025 Flood Event.

Discussion:

Section 252.38(3)(a)(5), Florida Statutes, authorizes municipalities to declare a local state of emergency for a duration of seven (7) days, which may be extended in additional seven-day increments as necessary. During such time, the City may waive procedures and formalities otherwise required by general law, ordinance, or local policy, and may take any prudent action necessary to ensure the health, safety, and welfare of the community.

On October 27, 2025, in response to the flooding event occurring between October 26 and October 27, 2025, Mayor Homich signed Resolution No. 2025-45, declaring a local state of emergency within all territory inside the legal boundaries of the City of Mount Dora for a seven-day duration. On the same date, pursuant to Emergency Order No. 2025-1, the Lake County Board of County Commissioners also declared a local state of emergency. On October 29, 2025, Governor Ron DeSantis issued Executive Order No. 25-213, declaring a state of emergency in Lake County and other affected areas of Central Florida due to the same flooding event.

City of Mount Dora Resolution No. 2025-45 was ratified at a City Council Special Meeting on October 29, 2025, at which a quorum of the City Council was present.

Chapter 252, *Florida Statutes*, and Resolution 2025-45 permit the mayor, City Manager or his or her designee, to extend a local state of emergency if a quorum of the City Council is unavailable. Due to the ongoing suffering caused by the October 26-27, 2025 Flood Event, and to ensure the

health, safety, and welfare of the community, its residents, and public facilities, the local state of emergency was further extended for all territory within the legal boundaries of the City of Mount Dora for additional 7-day durations, up to and including January 26, 2026. Further extensions may be issued when prudent by the mayor or city manager or his or her designee in the absence of a quorum of the City Council.

City Council Extension to State of Emergency Approval History:

Extension	Date Adopted/Signed	Date Ratified by City Council	Extension Expires
1st	11/03/2025	11/04/2025	11/10/2025
2nd	11/10/2025	11/18/2025	11/17/2025
3rd	11/17/2025	11/18/2025	11/24/2025
4th	11/24/2025	12/02/2025	12/01/2025
5th	12/01/2025	12/02/2025	12/08/2025
6th	12/08/2025	12/16/2025	12/15/2025
7th	12/15/2025	12/16/2025	12/22/2025
8th	12/22/2025	01/06/2026	12/29/2025
9th	12/29/2025	01/06/2025	01/05/2026
10th	01/05/2026	01/06/2026	01/12/2026
11th	01/12/2026	01/20/2026	01/19/2026
12th	01/19/2026	01/20/2026	01/26/2026
13th	01/26/2026	02/03/2026	02/02/2026
14th	02/02/2026	02/03/2026	02/09/2026
15th	02/09/2026	02/17/2026	02/16/2026
16th	02/16/2026	02/17/2026	02/23/2026
17th	02/23/2026	03/03/2026	03/02/2026
18th	03/02/2026	03/03/2026	03/09/2026
19th	03/09/2026	03/17/2026	03/16/2026
20th	03/16/2026	03/17/2026	03/23/2026
21st	03/23/2026	04/07/2026	03/30/2026
22nd	03/30/2026	04/07/2026	04/06/2026
23rd	04/06/2026	04/07/2026	04/13/2026
24th	04/13/2026	04/21/2026	04/20/2026
25th	04/20/2026	04/21/2026	04/27/2026
26th	04/27/2026	05/05/2026	05/04/2026
27th	05/04/2026	05/05/2026	05/11/2026

Budget Impact:

In the event any expenses are incurred as a result of the flood event, a budget amendment will be presented to City Council as potential reimbursements are received, indicating the fund accounts to be adjusted as a result of emergency expenses.

Strategic Impact:

Strategic Initiative 3: Strengthen and Expand Mount Dora's Infrastructure

Recommendation:

Council ratify the Twenty-sixth and Twenty-seventh Extensions of Resolution No. 2025-45, Local State of Emergency Related to the October 26-October 27, 2025 Flood event.

Attachment(s):

1. 05.05.2026.TWENTY-SIXTH EXTENSION OF RESOLUTION 2025-45
2. 05.05.2026.TWENTY-SEVENTH EXTENSION OF RESOLUTION 2025-45

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 4/15/2026

Approved - 4/15/2026

Approved - 4/15/2026

Approved - 4/29/2026

Approved - 4/29/2026

Final Approval - 4/29/2026

TWENTY-SIXTH EXTENSION OF RESOLUTION 2025-45

WHEREAS, on October 27, 2025, the City of Mount Dora declared a local state of emergency by adoption of Resolution No. 2025-45 due to severe flooding resulting from significant rainfall occurring on October 26 and October 27, 2025; and

WHEREAS, on October 27, 2025, pursuant to Emergency Order No. 2025-1, the Lake County Board of County Commissioners also declared a local state of emergency; and

WHEREAS, on October 29, 2025, Governor Ron DeSantis issued Executive Order No. 25-213, declaring a state of emergency in Lake County and other affected areas of Central Florida due to the same flooding event; and

WHEREAS, on October 29, 2025, the City Council adopted and ratified Resolution 2025-45; and

WHEREAS, the flooding caused overflowing waterways, saturated soils, damage to public and private property, disruption of City services, and threats to the health, safety, and welfare of residents, visitors, and public facilities; and

WHEREAS, the City, its residents, and its facilities continue to suffer the effects of the flooding event, and emergency response, recovery, and mitigation efforts remain necessary; and

WHEREAS, Section 252.38(3)(a)(5), Florida Statutes, provides that the City may declare a local state of emergency for a 7-day duration, which may be extended as necessary in 7-day increments, during which the City may waive procedures and formalities otherwise required by general law, ordinance, or local policy, and may take whatever prudent action is necessary to ensure the health, safety, and welfare of the community; and

WHEREAS, Chapter 252, Florida Statutes, and Resolution 2025-45 permit the Mayor, City Manager, or his or her designee, to declare and extend a local state of emergency if a quorum of the City Council is unavailable; and

WHEREAS, a quorum of the City Council was unavailable to convene prior to the expiration of the initial 7-day emergency period; and

WHEREAS, on November 3, 2025, the City extended the declared local state of emergency until November 10, 2025; and

WHEREAS, the First Extension of Resolution No. 2025-45 was ratified by City Council at the Regular Session held November 4, 2025; and

WHEREAS, the declared local state of emergency has been extended in additional seven (7)-day increments thereafter and each extension has been duly ratified by the City Council; and

WHEREAS, it is the intent of the City of Mount Dora to extend Resolution No. 2025-45 due to the ongoing impacts of the flooding event and to ensure the continued protection of the health, safety, and welfare of the community, its residents, and public facilities.

NOW, THEREFORE, BE IT RESOLVED that effective April 27, 2026, the City of Mount Dora does hereby extend the previously declared local state of emergency for all territory within the legal boundaries of the City of Mount Dora for an additional 7-day duration, up to and including May 4, 2026.

Further extensions may be issued when prudent by the Mayor, City Manager, or his or her designee in the absence of a quorum of the City Council.

PASSED AND ADOPTED this ____ day of _____, 2026

RATIFIED AT A THE _____, 2026 CITY COUNCIL REGULAR SESSION.

JAMES HOMICH, MAYOR
City of Mount Dora, Florida

Vince Sandersfeld, City Manager

ATTEST:

Jeanann Hand
City Clerk

For the use and reliance of the City of
Mount Dora only. Approved as to form
and legal sufficiency

Patrick Brackins
City Attorney

TWENTY-SEVENTH EXTENSION OF RESOLUTION 2025-45

WHEREAS, on October 27, 2025, the City of Mount Dora declared a local state of emergency by adoption of Resolution No. 2025-45 due to severe flooding resulting from significant rainfall occurring on October 26 and October 27, 2025; and

WHEREAS, on October 27, 2025, pursuant to Emergency Order No. 2025-1, the Lake County Board of County Commissioners also declared a local state of emergency; and

WHEREAS, on October 29, 2025, Governor Ron DeSantis issued Executive Order No. 25-213, declaring a state of emergency in Lake County and other affected areas of Central Florida due to the same flooding event; and

WHEREAS, on October 29, 2025, the City Council adopted and ratified Resolution 2025-45; and

WHEREAS, the flooding caused overflowing waterways, saturated soils, damage to public and private property, disruption of City services, and threats to the health, safety, and welfare of residents, visitors, and public facilities; and

WHEREAS, the City, its residents, and its facilities continue to suffer the effects of the flooding event, and emergency response, recovery, and mitigation efforts remain necessary; and

WHEREAS, Section 252.38(3)(a)(5), Florida Statutes, provides that the City may declare a local state of emergency for a 7-day duration, which may be extended as necessary in 7-day increments, during which the City may waive procedures and formalities otherwise required by general law, ordinance, or local policy, and may take whatever prudent action is necessary to ensure the health, safety, and welfare of the community; and

WHEREAS, Chapter 252, Florida Statutes, and Resolution 2025-45 permit the Mayor, City Manager, or his or her designee, to declare and extend a local state of emergency if a quorum of the City Council is unavailable; and

WHEREAS, a quorum of the City Council was unavailable to convene prior to the expiration of the initial 7-day emergency period; and

WHEREAS, on November 3, 2025, the City extended the declared local state of emergency until November 10, 2025; and

WHEREAS, the First Extension of Resolution No. 2025-45 was ratified by City Council at the Regular Session held November 4, 2025; and

WHEREAS, the declared local state of emergency has been extended in additional seven (7)-day increments thereafter and each extension has been duly ratified by the City Council; and

Twenty-seventh Extension of Resolution No. 2025-45

Page 1 of 2

WHEREAS, it is the intent of the City of Mount Dora to extend Resolution No. 2025-45 due to the ongoing impacts of the flooding event and to ensure the continued protection of the health, safety, and welfare of the community, its residents, and public facilities.

NOW, THEREFORE, BE IT RESOLVED that effective May 3, 2026, the City of Mount Dora does hereby extend the previously declared local state of emergency for all territory within the legal boundaries of the City of Mount Dora for an additional 7-day duration, up to and including May 11, 2026.

Further extensions may be issued when prudent by the Mayor, City Manager, or his or her designee in the absence of a quorum of the City Council.

PASSED AND ADOPTED this ____ day of _____, 2026

RATIFIED AT A THE _____, 2026 CITY COUNCIL REGULAR SESSION.

JAMES HOMICH, MAYOR
City of Mount Dora, Florida

Vince Sandersfeld, City Manager

ATTEST:

Jeanann Hand
City Clerk

For the use and reliance of the City of
Mount Dora only. Approved as to form
and legal sufficiency

Patrick Brackins
City Attorney



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: May 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of Meeting Minutes

Introduction:

This is a request for Council to approve meeting minutes.

Discussion:

The City Clerk prepares minutes and presents them to City Council as an opportunity to make suggestions or corrections prior to final approval.

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

Council approve meeting minutes.

Attachment(s):

1. 04.21.2026.City Council Regular Session _Minutes_DRAFT

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Vince Sandersfeld, City Manager

Final Approval - 4/28/2026



CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION MINUTES
Mount Dora City Hall
510 North Baker Street, Mount Dora, FL 32757
April 21, 2026, 6:00 p.m.

CALL TO ORDER

Having been duly advertised as required by law, at 6:00 p.m., Mayor James Homich called to order the Regular Session of City Council in the Mount Dora City Hall Council Chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence and Pledge of Allegiance to the Flag were led by Mayor Homich.

ROLL CALL

Members Present

James Homich, Mayor
John Cataldo, Vice-mayor
Cal Rolfson, District 2
Marc Crail, District 4
Nate Walker, District 5
Doug Bryant, At-large

Also Present

Vince Sandersfeld, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

Members Not Present

Dennis Dawson, District 3

PRESENTATIONS

1. Proclamation Municipal City Clerk's Week

Mayor Homich read the proclamation into the record.

2. Proclamation Sexual Assault Awareness Month

Mayor Homich read the proclamation into the record.

Natalie Vanderhoff spoke on behalf of her nonprofit that provides victim response training.

PUBLIC COMMENT

Mayor Homich opened public comment.

Stephenie Winheim, Unincorporated Lake County, spoke about the Police Department and public record requests.

Mayor Homich closed public comment.

APPROVAL OF AGENDA

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA AND CONSENT AGENDA; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

APPROVAL OF CONSENT AGENDA

1. Request Approval of a Modification to Subgrant Agreement Between the Division of Emergency Management and City of Mount Dora
2. Request Approval of Change Order to Purchase Order 25-01637 with Kimley-Horn & Associates, Inc. for the Relocation of Gopher Tortoises for the Waste Water Treatment Plant #2 (WWTP2) Modifications - Amendment 3
3. Request Ratification of the Twenty-fourth and Twenty-fifth Extensions of Resolution No. 2025-45, Declaring a Local State of Emergency Related to October 26-October 27, 2025 Flood Event
4. Request Approval of Meeting Minutes

ACTION ITEMS

1. Request Approval of the 5th Addendum of the Commercial Contract to Sell the Property Located at 34934 Thrill Hill Road.

The Council considered approval of the Fifth Amendment to the Commercial Contract for the sale of property located at 34934 Thrill Hill Road. Staff explained that the approximately 35-acre parcel, previously declared surplus and located outside City limits, had an approved purchase agreement of \$899,000. During due diligence, the buyer's title work identified easements and encumbrances, along with zoning limitations, which affected the intended use and resulted in a proposed price reduction to \$500,000.

Staff noted the property presents ongoing liability and maintenance concerns, including prior erosion-related costs, and that accepting the reduced price would mitigate future risk and eliminate carrying costs. Council discussion addressed the distinction between appraisal and title work, the timing of identifying encumbrances, prior expenditures on the property, and the lack of a municipal purpose for retaining it. Staff confirmed the encumbrances were identified during standard due diligence and reiterated the City had no intended use for the property. No public comment was received, and the Council reached consensus to proceed with the Fifth Amendment.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIFTH ADDENDUM OF THE COMMERCIAL CONTRACT TO SELL THE PROPERTY LOCATED AT 34934 THRILL HILL ROAD; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

YES ***Homich***
 Rolfson
 Walker
 Cataldo
 Bryant
 Crail
NO ***None***

2. Request Approval of Developer Agreement between the City of Mount Dora and G3 Sky, LLC

The Council considered a developer agreement with G3 Sky LLC for the installation of a decentralized wastewater treatment unit at 1649 Lincoln Avenue. The system is designed to treat up to 5,000 gallons of wastewater per day and will be regulated by the Florida Department of Environmental Protection (DEP). Under the agreement, the developer is responsible for the installation, operation, and ongoing maintenance of the system and will be required to connect to the City's sewer system within one year of notification.

Deputy Planning Director Michele Janiszewski, spoke about the item and capacity conditions and solutions.

Water Utility Director Andrew Marsian spoke about the logistics of the proposed arrangement.

Austin Guenther, G-3 Development, spoke on behalf of the developer.

Mayor Homich opened public comment.

John Murray, 1561 Edgewater Drive, spoke in opposition to the approval of the agreement.

Mayor Homich closed public comment.

The City confirmed that potable water supply is sufficient for its current service. Mr. Sandersfeld and Mr. Brackins clarified terminology, procedures, permitting requirements and statutory language. Council and staff discussed the calculation of usage and consumption

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND G3 SKY, LLC; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

YES *Crail*
 Homich
 Cataldo
 Bryant
 Walker
 Rolfson
NO *None*

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Adoption of Resolution 2026-06, Approving the Mid-year Budget Amendment
 Mr. Brackins read Resolution No. 2026-06 by title only.

RESOLUTION 2026-06

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO BUDGET ADJUSTMENTS FOR FISCAL YEAR 2025-2026; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF 2025-2026 BUDGET ADJUSTMENTS; PROVIDING FOR RETROACTIVE AUTHORIZATION OF PROCUREMENT ACTIONS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Staff discussed the mid-year budget amendment, highlighting the primary drivers of the amendment, including the Donnelly Street reconstruction and emergency infrastructure repairs. The budget amendment increases the budget by \$6,893,220, with a net increase of \$3,510,000 reflecting grants and emergency expenditures.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION 2026-06, APPROVING THE MID-YEAR BUDGET AMENDMENT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED WITH A 6-0 ROLL CALL VOTE.

YES *Walker*
 Cataldo
 Bryant
 Rolfson
 Homich
 Crail
NO *None*

PRIORITY PROJECT UPDATES

1. Update Witherspoon Lodge (City Attorney)

Mr. Brackins provided an update regarding the sale of the Witherspoon Lodge. The other party has the appraisal report and the offer. Mr. Brackins will report progress to the council at the next meeting.

2. Update Landfill (City Attorney)

Mr. Brackins provided an update on the landfill litigation.

The decision was made to voluntarily dismiss the petitions to devote expenditures to a more productive resolution.

Council discussed remedies, views of outside counsel, responsibility, and steps forward.

3. Update Donnelly Street Restoration Construction Status

Andrew Marsian provided an update on the project, including information about fortification elements to prevent erosion. Council and staff discussed elements of the reconstruction. The road and the sidewalk will open at the same time. Mr. Marsian also provided information about the City's experience related to the statewide reclaim drought.

CITY MANAGER'S REPORT

Mr. Sandersfeld informed Council about his upcoming attendance at a Conference Training Session and announced that Steve Langley will act as the City Manager during his absence from May 26 to May 29, 2026.

He directed attention to information in the agenda packet about emergency purchases and the lobbyist update.

CITY ATTORNEY'S REPORT

No report.

COMMUNICATIONS AND REPORTS

Councilmember Crail expressed appreciation to Mr. Sandersfeld and Mr. Brackins for their work on landfill litigation. Councilmember Walker thanked the Police Department for the BBQ with the Blue event, announced an upcoming event, and recognized Ms. Janiszewski, Mr. Sumner, and Ms. Hand for their assistance with research. Councilmembers Bryant and Rolfson acknowledged their receipt of the Home Rule Hero designation from the Florida League of Cities, and Councilmember Rolfson also recognized staff for their work on the Donnelly Street project. Mayor Homich reported on correspondence sent to County Commissioners and fellow councilmembers and announced an upcoming Arbor Day event.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 7:45 p.m.

JAMES HOMICH, MAYOR
City of Mount Dora

Jeanann Hand, City Clerk



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: May 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of Task Authorization with Faden Builders for Repairs for 3rd Avenue and Baker Street Parking Lot

Introduction:

Request that City Council approve the Task Authorization with Faden Builders for Repairs for 3rd & Baker Parking Lot.

Discussion:

Repair of the grass parking lot at 3rd Avenue and Baker Street has become a priority. The parking lot was originally constructed with a plastic mesh reinforcement system beneath the grass surface. That mesh system has failed and requires replacement. The project engineers recommend rebuilding the drive aisle with a concrete paver mesh system, which is expected to provide substantially greater stability than the existing plastic grid system.

PROJECT CHRONOLOGY

- October 15, 2019, Parking lot was opened for public use.
- October 15, 2019 CRA Board Agenda approved Resolution No. 2019-164 (CRA), Agreement with Boromei Construction for restrooms at the 3rd & Baker Parking Lot.
- August 28, 2019 Historic Preservation Board issued a Certificate of Appropriateness for new Public Restroom Facilities.
- August 20, 2019 CRA Board Meeting CRA Board Resolution No. 2019-121 (CRA), Approval of Construction Services Agreement with Central Florida Environmental to construct the grass parking lot.
- July 17, 2019 Planning and Zoning Commission approved unpaved parking lot Site Plan.
- June 26, 2019 Development Review Committee reviewed/approved Site Plan.
- April 3, 2019 CRA Advisory Committee reviewed the proposed unpaved parking lot proposal.
- March 21, 2017 CRA Board approved Resolution No. 2017-32 Parking Implementation Plan.
- October 4, 2016 CRA Board accepted the Downtown Parking Study.

Budget Impact:

Downtown CRA Parking Improvement Project GL

- Remaining Budgeted amount: \$1,275,410
- 3rd & Baker Parking Lot Repair Cost: \$226,464.34

Strategic Impact:

Goal 9: Maintain Parks equipment, City buildings, and facilities in accordance with established safety and maintenance Goal guidelines

Recommendation:

City Council Approve the Task Authorization with Faden Builders for Repairs for 3rd & Baker Parking Lot.

Attachment(s):

1. Task Faden 3rd Baker Repair 042826

Prepared by: Adam Sumner, Community Development Director

Reviewed by:

Adam Sumner, Community Development Director

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 4/22/2026

Approved - 4/24/2026

Approved - 4/24/2026

Approved - 4/29/2026

Approved - 4/29/2026

Final Approval - 4/29/2026

CONTINUING PROFESSIONAL SERVICES CONTRACT TASK AUTHORIZATION

Subject to the provisions contained in the Continuing Contract for Professional Services (the “Continuing Contract”) between the **MOUNT DORA COMMUNITY REDEVELOPMENT AGENCY** (the “AUTHORITY”) and Faden Builders, Inc. (the “FIRM”), dated October 1, 2024, which was competitively procured through RFQ #24-GS-013 and in accordance with § 287.055, *Florida Statutes*, **THIS TASK AUTHORIZATION**, made effective on this 5th day of May, 2026, authorizes the FIRM to provide professional services as set forth below:

PROJECT INFORMATION
Project Name: 3 rd & Baker Parking Lot Repair
Project Number: 2025-16 CRA
Contract Number: 2025-16 CRA
Firm Contact: Todd Faden
Authority Contact: Adam Sumner, CEcD

- 1. Scope of Services/Deliverables.** The FIRM shall provide to the AUTHORITY those professional services as described in the Scope of Work (the “Services”), attached hereto as **Exhibit “1”**, and incorporated herein by this reference.
- 2. Contract Time.** The FIRM shall commence the Services within 30 days of the execution of this Task Authorization. The FIRM shall complete all work under this Task Authorization within 30 calendar days from the commencement date, unless otherwise extended by a written amendment approved by the CITY. Time is of the essence for this Project.
- 3. Compensation.** The total payment for this Task Authorization shall not exceed \$226,464.34. Payments to the FIRM for the Services shall be made on a time-and-materials basis. Monthly payments will be issued for each completed subtask, calculated based on the actual time spent by the FIRM and in accordance with the Fee Schedule set forth in **Exhibit “2”**, attached hereto and incorporated herein by this reference.
- 4. Invoices.** The FIRM shall submit invoices to: Mount Dora CRA, Attn: Accounts Payable, 510 N. Baker St., Mount Dora, FL 32757.
- 5. Project Personnel.** The FIRM shall identify in writing all Key Employees and subconsultants who will be assigned to this Project. The FIRM shall ensure that all assigned personnel possess the necessary qualifications and experience to successfully complete the Project. The FIRM shall notify the AUTHORITY of any changes to the Key Employees or subconsultants assigned to the Project, including any terminations or replacements.
- 6. Incorporation of Continuing Contract.** This Task Authorization is issued pursuant to and is governed by the terms and conditions of the Continuing Contract. All provisions of the Continuing Contract are hereby incorporated by reference and shall apply to the performance of the Services under this Task Authorization unless otherwise specified herein.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Task Authorization, effective the date first written above.

AUTHORITY

James Homich, Mayor

ATTEST:

Jeanann Hand, City Clerk

FIRM



Print: Shawn Howard

Company: Faden Builders, Inc

Title: Project Manager

Date: 04/28/2026

Exhibit “1”
Scope of Services



03/31/2026

Faden Proposal No. 26-136

Adam Sumner
Deputy Planning Director, CRA Manager & Code Compliance Manager
City of Mount Dora
510 N Baker Street
Mount Dora, Florida 32757

RE: MD CMAR 3rd/Baker Parking Lot Repair

Scope Summary: Provide and install new pavers, curbing and striping per plans

Exhibit A: Scope of Work

1. General Conditions
 - a. Project Management and Supervision
 - b. Mobilization/Demobilization
2. New Construction
 - a. Demolition of existing permeable paver system per plans
 - b. New site excavation, site grading and export of excess fill
 - c. Furnish and install new subbase to include 12" stabilized base LBR 40 compacted to 98% density
 - d. Furnish and install 6" crushed concrete base compacted to 98% density
 - e. Furnish and install sand to prep for new permeable pavers
 - f. Install new ribbon and mountable curb per plans
 - g. Install new Turfstone Permeable Pavers to include topsoil and seeding
 - h. Furnish and install striping to include stop bar, arrows and Signage
 - i. Furnish and install approx. 70 LF aluminum handrails

Qualifications and Exclusions:

1. Work to be completed 1st shift, M-F, no overtime is included.
2. The scope is limited to the items listed in Exhibit A. Any other added scope items or items required by the AHJ for permitting are excluded and will be charged as a change order.
3. Geotechnical testing/reports are excluded.
4. Dewatering is excluded.
5. Site, NPDES, DEP, Utility and FDOT permits are excluded
6. Civil engineering is excluded.



Exhibit B: Price/GMP Breakdown

1. General Conditions	\$ 13,791.40
2. Site Prep- Demo, Fill, Crushed base, compaction	\$ 72,839.24
3. Pavers	\$ 91,203.86
4. Aluminum Handrails	\$ 15,229.73
Subtotal	\$ 193,064.23
General Liability Insurance	\$ 2,509.83
Contingency (5%)	\$ 9,653.21
Contractor's Fee	\$ 21,237.06
Permit Fee	\$1,000.00
Performance and Payment Bond	excluded
Gross Maximum Price (GMP):	\$ 226,464.34

The prices included in this proposal are valid for 30 days per our material vendors due to steady material price increases.

Exhibit C: Basic Schedule

Procurement will begin promptly after the issuance of the Purchase Order.

Proposed duration schedule:

4 weeks for material procurement and submittals

6 weeks for mobilization and demolition

Project Management Information System (PMIS) will not be required for this project.



Exhibit D: Construction Team

Owner's Representative: Adam Sumner (City of Mount Dora)
Construction Manager: Todd Faden (Faden Builders)

Exhibit E: Construction Manager's Staff

Principal: Todd Faden
Project Manager: Shawn Howard
Site Superintendent: Rob Bennett
Staff Accountant: Cyndi Kennerly
Safety Director: Nicole Rakes

Exhibit F: Sub-Contractors

Paquette Company (Sitework)
Ocala Landscaping (Pavers)

Please feel free to contact me with any questions. We look forward to working with you.

Best regards,

Shawn Howard

Faden Builders, Inc.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: May 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request for Code Lien Waiver or Reduction for 1422 Plymouth Avenue

Introduction:

This is a request for Council to consider a waiver or reduction of the lien for the property located at 1422 Plymouth Ave., owned by Michelle C. Holmes, under case no. E2025-0119.

Discussion:

On March 20th, 2025, the property located at 1422 Plymouth Ave., owned by Michelle C. Holmes was observed in an overgrown condition, and littered with trash, junk, debris, and nonliving plant material. The exterior structure is showing indications of deterioration and decay. Staff made contact with the property on July 31, 2025, after mailing courtesy violation notices to the property owner for Code Compliance Case #E2025-0119. On October 30, 2025, the Magistrate found the property to be in violation of two city codes for overgrown property and accumulation of junk and debris on the property. The Magistrate ordered the property be brought into compliance by November 29, 2025. The property was brought into compliance on April 24, 2026, by a potential buyer of the property. The owner of the property has moved out of state and is physically and financially able to take care of the property at this point.

The property was in violation from November 29, 2025, through April 24, 2026, a period of 146 days, resulting in fines of \$21,900.00 per violation for two violations (\$43,800.00), plus \$979.35 in direct costs reimbursable to the City, for a total of \$44,779.35.

Budget Impact:

The lien amount is \$43,800.00, plus \$979.35 in direct costs reimbursable to the City, for a total of \$44,779.35.

Strategic Impact:

This item supports the City of Mount Dora Strategic Plan by promoting community safety and maintaining property standards that contribute to neighborhood quality.

Strategic Initiative 4 – Provide High-Quality Services

Goal 11 – Ensure an exceptional level of Public Safety services

Objective 11.3 – Promote the safety of the community by ensuring inspections and compliance with applicable codes.

Maintaining compliance with safety requirements such as pool barriers helps protect residents and enhances the overall quality of life in Mount Dora.

Recommendation:

City Council review the documentation and determine whether to approve an appropriate reduction or waiver of the lien. If City Council elects to reduce the lien, the motion would be stated as follows:

In Code Compliance Case #E2025-0119, move that the existing fine be reduced to \$_____ (amount to be determined by Council), with the stipulation that the reduced fine will be paid to the City of Mount Dora on or before June 4, 2026. Failure to pay the total reduced fine will result in the fine reverting to its original amount of \$44,779.35.

Attachment(s):

1. E2025-0119 1422 Plymouth Ave - Compliance Hearing 12.17.25 presentation
2. E2025-0119 1422 Plymouth Ave - Recorded Certified Copy ORDER IMPOSING FINE
3. 1422 Plymouth 042426 images
4. Code Enforcement Lien Waiver Request

Prepared by: Adam Sumner, Community Development Director

Reviewed by:

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 4/28/2026

Approved - 4/28/2026

Approved - 4/29/2026

Approved - 4/29/2026

Final Approval - 4/29/2026

CITY OF MOUNT DORA, FLORIDA CODE COMPLIANCE VS. HOLMES MICHELLE C

CASE NO. E2025-0119: PROPERTY IS OVERGROWN, AND LITTERED WITH TRASH, JUNK, DEBRIS, AND NONLIVING PLANT MATERIAL. EXTERIOR STRUCTURE IS SHOWING INDICATIONS OF DETERIORATION AND DECAY. CUT BACK THE OVERGROWN VEGETATION AND GRASS AND REMOVE THE TRASH, JUNK, DEBRIS AND NONLIVING PLANT MATERIAL AND DISPOSE OF IT APPROPRIATELY.



Case Brief

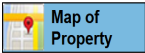
Code Case #E2025-0119

Property Address	1422 Plymouth Avenue, Mount Dora, FL 32757
Property Owner	Michelle C. Holmes
Property Owner Mailing Address	1422 Plymouth Avenue, Mount Dora, FL 32757
Complaint	The property has fell in to a state of blight impacting the surrounding neighbors and community as a whole. The property has multiple violations of the Property Maintenance Code.
Code Section Cited	302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Sec. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property. (a)Subject to subsection (b) of this section, no owner, agent, custodian, lessee or occupant of property shall permit the accumulation of trash, junk, debris, or nonliving plant material on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material. Sec. 26-87. - Excessive growth of grass, weeds, and brush on property. No owner, agent, custodian, lessee or occupant of property shall permit the excessive growth of grass, weeds, or brush on any exterior portion of the property. Accordingly, such owner, agent, custodian, lessee or occupant shall cut, trim or remove such vegetation, and keep such vegetation cut, trimmed or removed, so that it is not in a state of excessive growth., however, that where such land areas abut or are directly adjacent to improved properties, natural growth within at least five feet from such improved properties shall be maintained in a condition that is not in a state of excessive growth.
Respondent/s notified	Yes
Case Commencement	Code Compliance Inspector James E. Paul
Magistrate Hearing	October 30, 2025
Compliance Date	November 29, 2025
Notice of Hearing	November 18, 2025

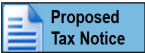
Property Information- Lake County Property Appraiser

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:	HOLMES MICHELLE C	Alternate Key:	3028490
Mailing Address:	1422 PLYMOUTH AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	32-19-27-2175-000-00600
		Millage Group and City:	00MD Mount Dora
		2024 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1422 PLYMOUTH AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	PARK VILLAS UNIT 1, LOT 6 PB 28 PG 41 ORB 4404 PG 2272		

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

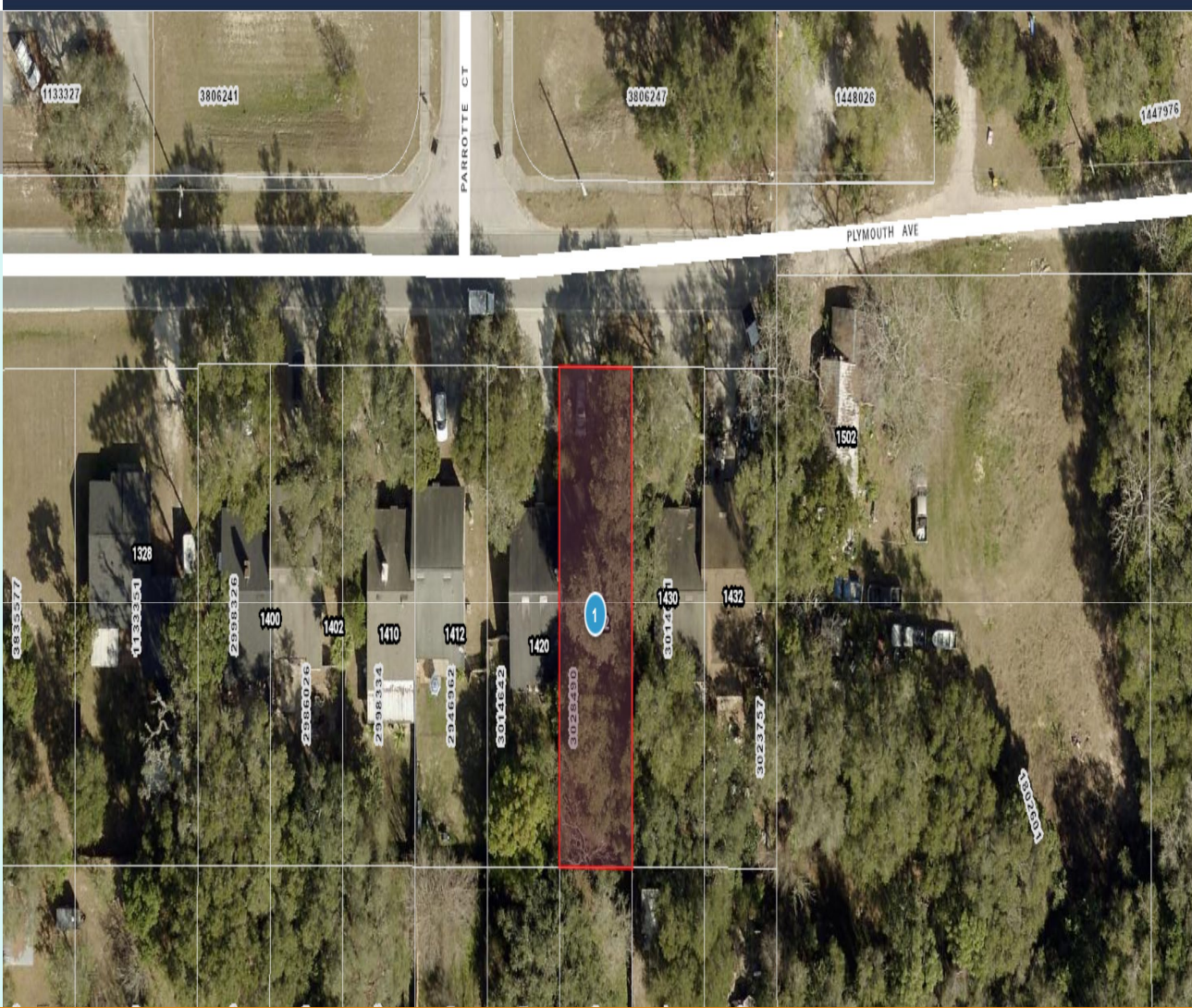
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	39	135		5265.000	FD	\$49,228.00	\$49,228.00

[Click here for Zoning Info](#) [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$109,230.00		
Summary			
Year Built: 1989	Total Living Area: 1128	Central A/C: Yes	Fireplaces: 0



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

Timeline

Date	Event
March 20, 2025	Observed the property conditions and left a business card after no answer at the door.
April 22, 2025	Courtesy Notice Mailed to Property Owner.
July 18, 2025	After receiving complaint from neighbor, left a business card and an overgrown brochure after no answer at the door.
July 31, 2025	Exchanged email with property owner. The owner indicated with the heat she was having some health issues and would do small sections of the property.
August 22, 2025	Notice of Violation mailed Certified Mail to property owner.
September 16, 2025	2 ND Notice of Violation mailed Certified Mail and returned unclaimed.
September 30, 2025	Notice of Hearing sent Certified Mail, posted at Property and at City Hall.
October 6, 2025	Observed a small portion of the property had been cut.
October 30, 2025	Magistrate found property in violation and ordered to bring into compliance prior to 11/29/2025
November 18, 2025	Notice of Hearing sent Certified Mail, posted at Property and at City Hall.

Conditions: March 20, 2025



Conditions: April 1, 2025



Courtesy Notice: April 22, 2025



April 22, 2025

HOLMES MICHELLE C
1422 PLYMOUTH AVE
MOUNT DORA, FL 32757

Dear Owner,

I am writing to inform you that a violation of the Code of Ordinances is on the following property located 1422 Plymouth Avenue, Mount Dora, FL 32757. The properties are also described as: 32-19-27-2175-000-00600
Alternate Key: 3028490

The property is in violation of the following codes:

**Mount Dora, Florida - Code of Ordinances Chapter 26 - HEALTH AND SANITATION
ARTICLE III. - CLEAN CITY REQUIREMENTS DIVISION 2. - LOT MAINTENANCE
Sec. 26-87. - Excessive growth of grass, weeds, and brush on property.**

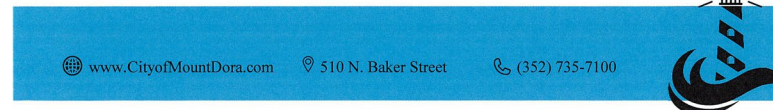
No owner, agent, custodian, lessee or occupant of property shall permit the excessive growth of grass, weeds, or brush on any exterior portion of the property. Accordingly, such owner, agent, custodian, lessee or occupant shall cut, trim or remove such vegetation, and keep such vegetation cut, trimmed or removed, so that it is not in a state of excessive growth. Notwithstanding the foregoing, all land areas within the city used as orange groves, or where the natural growth has never been removed, are exempt from the provisions of this section requiring the cutting or removal of vegetation; provided, however, that where such land areas abut or are directly adjacent to improved properties, natural growth within at least five feet from such improved properties shall be maintained in a condition that is not in a state of excessive growth.

City of Mount Dora Code of Ordinances - Chapter 10 - BUILDINGS AND BUILDING REGULATIONS

Sec. 10-21- Code adopted.

- (a) With the exceptions referenced below, the city hereby adopts the most current version of the International Property Maintenance Code published by the International Code Council, and incorporates the same by reference as if fully set forth herein
- (b) The following sections of the latest edition of the International Property Maintenance Code are hereby amended as follows:

(1) Section 101.1. These regulations shall be known as the Property Maintenance Code of the City of Mount Dora, hereinafter referred to as "this code."



**City of Mount Dora Property Maintenance Code – CHAPTER 3 GENERAL REQUIREMENTS SECTION 302—EXTERIOR PROPERTY AREAS
Sec. 302.4 - Weeds.**

All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers or gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice violation, they shall be subject to prosecution as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

To comply with the City's Ordinances please mow or cut the grass, weeds, and vegetation to ensure they are maintained less than 12 inches in length.

Failure of the property owner of record to properly maintain the property may result in a violation of this Code and issuance of a Notice of Violation/ Notice of Hearing by a city's code enforcement inspector. Pursuant to a finding and determination by the City's Special Magistrate, the city may take the necessary action to ensure compliance with this section.

You must correct the violation no later than May 6, 2025, at 8:00 a.m., 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) 735-7100, ext. 1717 or you may email me at paulj@mountdora.gov.

Sincerely,

James E. Paul
Code Compliance Inspector
City of Mount Dora

Conditions: June 17, 2025



Conditions: July 18, 2025



Conditions: July 18, 2025



Conditions: August 18, 2025



Conditions: August 18, 2025



Notice of Violation: August 22, 2025

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

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)

Plaintiff,)

vs.) CASE NO: E2025-0119

HOLMES MICHELLE C,)

Respondents,)
_____)

NOTICE OF VIOLATION

TO:
Holmes Michelle C
1422 Plymouth 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 1422 Plymouth Ave, Mount Dora, Florida 32757, and Alternate Key No.:3028490 that were caused by Holmes Michelle C for requirement of permitting excessive growth of grass, weeds, and brush as required by the following City of Mount Dora Code of Ordinances:

The regulation giving rise to the violation is as follows:

**PROPERTY MAINTENANCE CODE OF THE CITY OF MOUNT DORA,
Chapter 3 General Requirements - SECTION 302—EXTERIOR PROPERTY
AREAS**

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to

comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

**CODE OF ORDINANCES City of MOUNT DORA Chapter 10 - BUILDINGS AND
BUILDING REGULATIONS ARTICLE II. - HOUSING**

Sec. 10-21. - Code adopted.

(a) With the exceptions referenced below, the city hereby adopts the most current version of the International Property Maintenance Code published by the International Code Council, and incorporates the same by reference as if fully set forth herein

(b) The following sections of the latest edition of the International Property Maintenance Code are hereby amended as follows:

(1) Section 101.1. These regulations shall be known as the Property Maintenance Code of the City of Mount Dora, hereinafter referred to as "this code."

**CODE OF ORDINANCES City of MOUNT DORA Chapter 26 - HEALTH AND
SANITATION, ARTICLE III. - CLEAN CITY REQUIREMENTS**

**Sec. 26-86. - Accumulations of trash, junk, debris and nonliving plant
material on property.**

(a) Subject to subsection (b) of this section, no owner, agent, custodian, lessee or occupant of property shall permit the accumulation of trash, junk, debris, or nonliving plant material on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.

(b) Subsection (a) of this section shall not be construed to prohibit any of the following:

- (1) The storage of trash, junk, debris and nonliving plant material in garbage containers which comply with all applicable ordinances relating to solid waste collection;
- (2) The storage of nonliving plant material in compost bins; or
- (3) Keeping wood on the property for use as fuel, provided such wood is piled, stacked, bundled, or corded and the area surrounding the piles, stacks, bundles or cords shall be free of excessive growth of grass, weeds, brush and branches.

**CODE OF ORDINANCES City of MOUNT DORA, Chapter 26 - HEALTH AND
SANITATION ARTICLE III. - CLEAN CITY REQUIREMENTS**

Sec. 26-87. - Excessive growth of grass, weeds, and brush on property.

No owner, agent, custodian, lessee or occupant of property shall permit the excessive growth of grass, weeds, or brush on any exterior portion of the property. Accordingly,

such owner, agent, custodian, lessee or occupant shall cut, trim or remove such vegetation, and keep such vegetation cut, trimmed or removed, so that it is not in a state of excessive growth. Notwithstanding the foregoing, all land areas within the city used as orange groves, or where the natural growth has never been removed, are exempt from the provisions of this section requiring the cutting or removal of vegetation; provided, however, that where such land areas abut or are directly adjacent to improved properties, natural growth within at least five feet from such improved properties shall be maintained in a condition that is not in a state of excessive growth.

To correct the violations please cut, trim, or remove the vegetation and keep the vegetation from growing in excessive state which is more than twelve inches. Please remove the accumulated trash, junk , debris or nonliving plant material from the property.

Please correct the violation no later than Friday, September 5, 2025 by 8:00 am. 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 James Paul in the office at (352) 735-7100 ext 1717, or by email at paulj@mountdora.gov.

Dated the 22 of August, 2025.

95849 0710 5270 1564 8075 10

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For delivery information, visit our website at www.usps.com ™.	
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HOLMES MICHELLE C 1422 PLYMOUTH AVE MOUNT DORA, FL 32757	
PS Form 3800, January 2002 (with revisions) PSN 7530-01-000-9000	


James Paul
Code Compliance Inspector
City of Mount Dora, Florida

Conditions: September 9, 2025



Notice of Violation: September 16 2025

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

CITY OF MOUNT DORA,)
FLORIDA, a municipal)
Corporation,)

Plaintiff,)

vs.)

HOLMES MICHELLE C,)

Respondents,)

CASE NO: E2025-0119

NOTICE OF VIOLATION

TO:
Holmes Michelle C
1422 Plymouth 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 1422 Plymouth Ave, Mount Dora, Florida 32757, and Alternate Key No.:3028490, that were caused by Holmes Michelle C for requirement of **Overgrown** as required by the following City of Mount Dora Code of Ordinances:

The regulation giving rise to the violation is as follows:

Chapter 10 - BUILDINGS AND BUILDING REGULATIONS ARTICLE II. - HOUSING Sec. 10-21. - Code adopted.

(a) With the exceptions referenced below, the city hereby adopts the most current version of the International Property Maintenance Code published by the International Code Council, and incorporates the same by reference as if fully set forth herein (b)The following sections of the latest edition of the International Property Maintenance Code are hereby amended as follows: (1) Section 101.1. These regulations shall be known as the Property Maintenance Code of the City of Mount Dora, hereinafter referred to as "this code."

Property Maintenance Code, Chapter 3 General Requirements - SECTION 302—EXTERIOR PROPERTY AREAS 302.4 Weeds. Premises and exterior property shall be maintained free from

weeds or plant growth in excess of twelve (12) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Chapter 26 - HEALTH AND SANITATION, ARTICLE III. - CLEAN CITY REQUIREMENTS Sec. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property.

(a) Subject to subsection (b) of this section, no owner, agent, custodian, lessee or occupant of property shall permit the accumulation of trash, junk, debris, or nonliving plant material on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material. (b) Subsection (a) of this section shall not be construed to prohibit any of the following: (1) The storage of trash, junk, debris and nonliving plant material in garbage containers which comply with all applicable ordinances relating to solid waste collection; (2) The storage of nonliving plant material in compost bins; or (3) Keeping wood on the property for use as fuel, provided such wood is piled, stacked, bundled, or corded and the area surrounding the piles, stacks, bundles or cords shall be free of excessive growth of grass, weeds, brush and branches.

Chapter 26 - HEALTH AND SANITATION ARTICLE III. - CLEAN CITY REQUIREMENTS Sec. 26-87. - Excessive growth of grass, weeds, and brush on property. No owner, agent, custodian, lessee or occupant of property shall permit the excessive growth of grass, weeds, or brush on any exterior portion of the property. Accordingly, such owner, agent, custodian, lessee or occupant shall cut, trim or remove such vegetation, and keep such vegetation cut, trimmed or removed, so that it is not in a state of excessive growth. Notwithstanding the foregoing, all land areas within the city used as orange groves, or where the natural growth has never been removed, are exempt from the provisions of this section requiring the cutting or removal of vegetation; provided, however, that where such land areas abut or are directly adjacent to improved properties, natural growth within at least five feet from such improved properties shall be maintained in a condition that is not in a state of excessive growth.

To correct the violations please please cut and maintain grass, weeds, and plant growth other than trees and shrubs below 12 inches in height and remove the trash, junk, debris, and non-living plant material from the property.

Please correct the violation no later than September, 30 2025 by 8:00am. 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 James Paul in the office at (352) 735-7100 or by email at paulj@mountdora.gov.

Dated the 16th day of September, 2025.


James Paul
Code Compliance Inspector
City of Mount Dora, Florida

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☐ Return Receipt (electronic)	\$
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postmark Here	
HOLMES MICHELLE C 1422 PLYMOUTH AVE MOUNT DORA, FL 32757	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Notice of Hearing: Sent Certified Mail to Property Owner

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

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

HOLMES MICHELLE C,

Respondents,

CASE NO: E2025-0119

NOTICE OF HEARING

TO:
HOLMES MICHELLE C
1422 PLYMOUTH AVE
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 1422 Plymouth Avenue, Mount Dora, Florida 32757. The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on the October 30, 2025 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 Rubi Robinson 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 30th day of September 2025.

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

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Tracking Number:
9589071052701964807374

Copy

Schedule a Redelivery

Latest Update

We attempted to deliver your item at 11:16 am on October 3, 2025 in MOUNT DORA, FL 32757 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning October 4, 2025. If this item is unclaimed by October 18, 2025 then it will be returned to sender.

Get More Out of USPS Tracking:
[USPS Tracking Plus[®]](#)

Delivery Attempt: Action Needed

Notice Left (No Authorized Recipient Available)

MOUNT DORA, FL 32757
October 3, 2025, 11:16 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
October 2, 2025, 9:29 pm

In Transit to Next Facility

October 2, 2025

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
October 1, 2025, 10:33 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean?

9589 0710 5270 1964 8073 74

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\$ _____

☐ Certified Mail Restricted Delivery

\$ _____

☐ Adult Signature Required

\$ _____

☐ Adult Signature Restricted Delivery

\$ _____

Postage
\$ _____

Postmark
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HOLMES M
1422 PLYM
MOUNT DO

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

May 5, 2026 City Council Regular Session Agenda Packet

Page 165 of 210

Notice of Hearing: Posted at Property and at City Hall

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



Code Compliance
510 N. Baker Street
Mount Dora, FL 32757
(352) 735-7112

State of Florida
County of Lake

Re: Case No. E2025-0119

James Paul being first duly affirmed, deposes and says:

1. That I am a Code Compliance Inspector of the City of Mount Dora, Florida.

2. That I received the following described documents:

____ Notice of Code Violation
X Notice of Hearing

3. SERVICE WAS OBTAINED FOR THE FOLLOWING LOCATION:
1422 PLYMOUTH AVE, 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

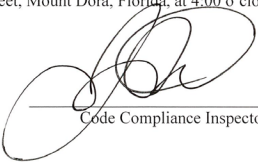
b.) That on the ____ day of _____, 20 ___, at ____ o'clock ____ P. M., I personally served the papers by leaving the above-described papers at the violator(s)' usual place of business.

POSTING & FIRST-CLASS MAIL:

X a.) That the Notice of Hearing was sent to the violator(s) by First Class Certified Mail, with return receipt requested, on the 30th day of September, 2025, at 2:00 p.m..

X b.) I personally posted the above-described papers, which are attached hereto, at the above-referenced location and on 30th day of September, 2025, 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.



Code Compliance Inspector

SUBSCRIBED AND AFFIRMED before me this 9/30/25 by JAMES PAUL,
(Date)

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



Notary Public Signature
Commission No. HH 213244

Name of Notary Typed, Printed, or Stamped

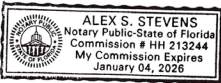


PHOTO AFFIDAVIT City of Mount Dora, Florida

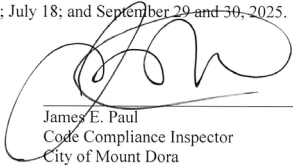
State of Florida, County of Lake

Re: Property Owner 1422 PLYMOUTH AVE

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: for requirement of maintaining the exterior property to include allowing the property to become blighted and overgrown as required by the following City of Mount Dora Code of Ordinances.

- Photograph evidence was obtained at the following location:
1422 PLYMOUTH AVE, Mount Dora, Florida.
- Date Photos Obtained: April 1; July 18; and ~~September 29~~ and 30, 2025.



James E. Paul
Code Compliance Inspector
City of Mount Dora

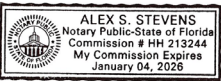
STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me by X physical presence or [] online notarization, this 30 day of SEPTEMBER, 20 25, by JAMES PAUL, who [] is personally known to me or X produced as identification.

SEAL:



Signature of Notary



Conditions: October 20, 2025



Conditions: October 20, 2025



Conditions: October 29, 2025



FINDING OF FACT/ CONCLUSION OF LAW/ ORDER IMPOSING FINE

Return this Instrument to:
City of Mount Dora, Office of City Manager
510 N. Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 32-19-27-1301-002-00100
Alt. Key Number: 1667011

IN AND FOR THE CITY OF MOUNT DORA,
LAKE COUNTY, FLORIDA

CITY OF MOUNT DORA,

Petitioner,

CASE NO: E2025-0119

v.

HOLMES MICHELLE C,

Respondents,

HOLMES MICHELLE C
1422 PLYMOUTH AVENUE
MOUNT DORA, FL 32757

☐ Respondent Present
☒ Respondent Not Present
☐ Represented by Counsel or Other
Name of Representative _____
Written Authorization Received _____
Relationship _____

FINDING OF FACT/ CONCLUSION OF LAW/ORDER IMPOSING FINE

THIS CAUSE having come before the undersigned Magistrate for the City of Mount Dora on the 30th day of October, 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 above named Respondents were properly noticed of the subject proceeding and are found to have violated of the following City of Mount Dora Code(s):

City of Mount Dora 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, CHAPTER 3 GENERAL REQUIREMENTS SECTION 302—EXTERIOR PROPERTY AREAS- 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice

of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

City of Mount Dora Code of Ordinances, Chapter 26 - HEALTH AND SANITATION DIVISION 2. - LOT MAINTENANCE
Sec. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property.
(a)Subject to subsection (b) of this section, no owner, agent, custodian, lessee or occupant of property shall permit the accumulation of trash, junk, debris, or nonliving plant material on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.

Sec. 26-87. - Excessive growth of grass, weeds, and brush on property.
No owner, agent, custodian, lessee or occupant of property shall permit the excessive growth of grass, weeds, or brush on any exterior portion of the property. Accordingly, such owner, agent, custodian, lessee or occupant shall cut, trim or remove such vegetation, and keep such vegetation cut, trimmed or removed, so that it is not in a state of excessive growth. Notwithstanding the foregoing, all land areas within the city used as orange groves, or where the natural growth has never been removed, are exempt from the provisions of this section requiring the cutting or removal of vegetation; provided, however, that where such land areas abut or are directly adjacent to improved properties, natural growth within at least five feet from such improved properties shall be maintained in a condition that is not in a state of excessive growth.

Said violation(s) involve that property located at 1422 PLYMOUTH AVENUE, Mount Dora, Lake County, Florida [Tax Parcel Identification # 32-19-27-2175-00600; Alt Key # 3028490] (PARK VILLAS UNIT 1, LOT 6 PB 41 ORB 4404 PG 2272

Respondents have made significant progress but have a small amount of work left to complete. Respondents are hereby ordered to bring the Property into full compliance by removing from the Subject Property the rotten wood located on the ground near the front door and the a/c window unit located on the ground in the ferns in the front yard and by moving the remaining overgrown areas in the side yards to bring all areas overgrown grass and weeds into compliance no later than 8:00 a.m., on November 29, 2025. Failure to comply by the date specified here-in will result in the assessment of a daily civil penalty in the amount of \$150 per violation, for each and every day thereafter that the violation remains.

RESPONDENT MUST CONTACT THE CODE COMPLIANCE INSPECTOR LISTED BELOW TO ARRANGE A DATE AND TIME FOR INSPECTION IN ORDER TO VERIFY COMPLIANCE. COMPLIANCE MUST BE VERIFIED IN PERSON AND WILL NOT BE VERIFIED UNTIL RESPONDENTS CONTACT:

Page 2 of 5 

James Paul, Code Compliance Inspector
510 N. Baker Street
Mount Dora, Florida 32757
Phone: (352) 735-7100 Ext 1717

A Compliance Hearing related to this matter is scheduled for:

10:00 a.m., on December 18th, 2025, and shall be held to determine Respondents' compliance with the portions of this Order requiring compliance prior to this date. This public hearing will be held at:

Mount Dora City Hall
510 N. Baker Street
Mount Dora, Florida 32757

It shall be the responsibility of the Respondent to provide an interpreter if translation is required for any City of Mount Dora Code Compliance Magistrate proceeding.

If you are a person with a disability who needs any accommodation in order to participate in any City of Mount Dora Code Compliance Magistrate proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Rubi Robinson (352-735-7112 Ext. 1701 or planning@mountdora.gov), at least seven (7) days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

Any person wishing to appeal any decision made by the magistrate with respect to any matter considered at such hearing will need a record of the proceeding, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IF THE RESPONDENT DOES NOT COMPLY WITHIN THE TIME SPECIFIED ABOVE THE FINE WILL BEGIN TO ACCRUE AND A COPY OF THIS ORDER AND AN ORDER RATIFYING THE CONTINUED VIOLATION SHALL BE RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ONCE RECORDED, SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY UPON WHICH THE VIOLATION EXISTS AND UPON ANY OTHER REAL AND/OR PERSONAL PROPERTY, OWNED BY RESPONDENT, UNTIL SUCH TIME AS SAID LIEN IS SATISFIED OR EXPIRES PURSUANT TO FLORIDA LAW.

Page 3 of 5 

FINDING OF FACT/ CONCLUSION OF LAW/ ORDER IMPOSING FINE

In order to fully satisfy any fine imposed in accordance with this Order, applicable recording fees will be charged.

ANY FUTURE VIOLATION, OF THE SAME CODE OR ORDINANCE AS SET FORTH HEREIN, BY THE ABOVE NAMED RESPONDENT REGARDLESS OF THE PROPERTY LOCATION IN THE CITY'S JURISDICTION AND WHICH OCCURS WITHIN A PERIOD OF 5 YEARS FROM THE DATE HEREOF MAY BE CHARGED AS A REPEAT VIOLATOR SUBJECT TO A PENALTY OF UP TO \$500.00 PER DAY PER VIOLATION.

DONE AND ORDERED this 30th day of October 2025.

CITY OF MOUNT DORA, FLORIDA

By: 
David R. Bear
Code Compliance Magistrate

ATTEST:


James Paul
Code Compliance Inspector

Copies To:
Code Compliance Division
Respondent Received Copy____
Respondent Mailed Copy____

Page 4 of 54

ALERT: WINTER WEATHER IN THE MIDWESTERN AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052703024480213

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

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Moving Through Network

In Transit to Next Facility

December 2, 2025

Arrived at USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER
November 28, 2025, 11:18 pm

Unclaimed/Being Returned to Sender

MOUNT DORA, FL 32757
November 26, 2025, 4:57 am

Reminder to Schedule Redelivery of your item

November 13, 2025

Notice Left (No Authorized Recipient Available)

MOUNT DORA, FL 32757
November 8, 2025, 10:47 am

Arrived at USPS Regional Facility

https://tools.usps.com/go/TrackConfirmAction?qt_c_tlLabels1=9589071052703024480213

1/2

9589 0710 5270 3024 4802 13

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)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>HOLMES, MICHAEL C.</u>	
Street and Apt. No., or PO Box No. _____	
City, State, ZIP+4® <u>E2025-0119</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Current Conditions: December 3, 2025



Current Conditions: December 3, 2025



Current Conditions: December 3, 2025



Notice of Hearing: Sent Certified Mail to Property Owner

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

CITY OF MOUNT DORA,
FLORIDA, a municipal
Corporation,

Plaintiff,

vs.

HOLMES MICHELLE C,

Respondents,

CASE NO: E2025-0119

NOTICE OF HEARING

TO:
HOLMES MICHELLE C
1422 PLYMOUTH AVE
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 1422 Plymouth Avenue, Mount Dora, Florida 32757. The hearing before the Code Enforcement Magistrate is scheduled for 10:00 a.m., on the December 18, 2025 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 Rubi Robinson 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 18th day of November 2025.


James E. Paul
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)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

HOLMES MICHELLE C
1422 PLYMOUTH AVE
MOUNT DORA, FL 32757

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

12/17/25, 12:17 PM USPS.com® - USPS Tracking® Results

ALERT: WINTER WEATHER IN ALASKA, THE NORTHERN PLAINS, GREAT LAKES, OHIO VALLE...

USPS Tracking® FAQs >

Tracking Number: **9589071052703024480121** Remove X

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item departed our USPS facility in FORT MYERS FL DISTRIBUTION CENTER on December 16, 2025 at 8:11 am. The item is currently in transit to the destination.

Get More Out of USPS Tracking:
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Moving Through Network
Departed USPS Regional Facility
FORT MYERS FL DISTRIBUTION CENTER
December 16, 2025, 8:11 am

Arrived at USPS Regional Facility
FORT MYERS FL DISTRIBUTION CENTER
December 14, 2025, 5:50 am

Unclaimed/Being Returned to Sender
MOUNT DORA, FL 32757
December 7, 2025, 10:41 am

Reminder to Schedule Redelivery of your item
November 27, 2025

Notice Left (No Authorized Recipient Available)
MOUNT DORA, FL 32757
November 22, 2025, 10:33 am

https://tools.usps.com/go/TrackConfirmAction?qt_c_tl=9589071052703024480121

1/2

Notice of Hearing: Posted at Property and at City Hall

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

State of Florida
County of Lake

James Paul being first duly affirmed, deposes and says:

Re: Case No. E2025-0119



Code Compliance
510 N. Baker Street
Mount Dora, FL 32757
(352) 735-7112

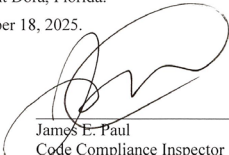
PHOTO AFFIDAVIT
City of Mount Dora, Florida

State of Florida, County of Lake

Re: Property Owner 1422 PLYMOUTH AVE

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

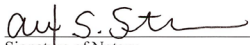
- That I am a Code Compliance Inspector of the City of Mount Dora, Florida.
- That I observed a violation on this property in violation of the Code of Ordinances and have placed a Notice of Hearing in accordance with Florida Statute 162, with regard to due notice.
- Photograph evidence was obtained at the following location:
1422 PLYMOUTH AVE, Mount Dora, Florida.
- Date Photos Obtained: November 18, 2025.

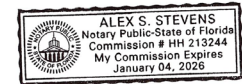
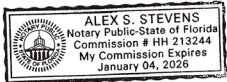

James E. Paul
Code Compliance Inspector
City of Mount Dora

STATE OF FLORIDA
COUNTY OF LAKE

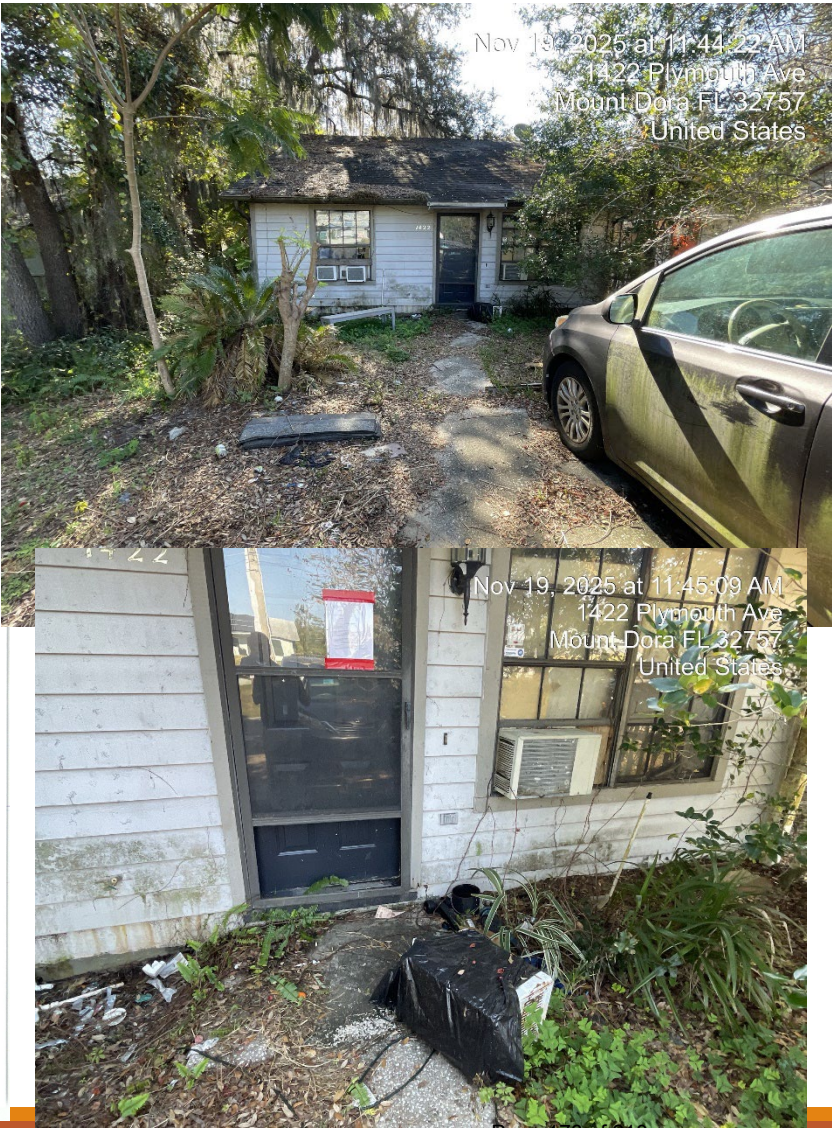
Sworn to (or affirmed) and subscribed before me by ☒ physical presence or ☐ online notarization, this 18 day of NOVEMBER, 2025, by JAMES PAUL, who ☒ is personally known to me or ☐ produced as identification.

SEAL:


Signature of Notary



SUBSCRIBED AND AFFIRMED before me this 11/18/25 by JAMES PAUL,
(Date)
who is personally known to me and who took an oath. 
Notary Public Signature
Commission No. HH213244
Name of Notary Typed, Printed, or Stamped



City of Mount Dora Recommendation:

- The City is recommending a civil fine of \$150.00 per violation as order in the FINDING OF FACT/CONCLUSION OF LAW/ ORDER IMPOSING FINE dated October 30, 2025, for a total of \$300 beginning on November 29, 2025 and each day thereafter until the violation are cured as ordered.
- The City is seeking an ORDER TO IMPOSING FINE & CREATING LIEN on the property for 19 days in violation for the two violations for a total of \$5,700 and continue to accrue at \$150.00 a day for each violation there after until cured.
- The City seeks the ability to self help in accordance with the Code of Ordinances where allowed and any and all costs to the City incurred to bring the property in compliance be passed to the property owner.
- The City is also requesting for the reimbursement of all costs to the City for the prosecution of this case as allowed by Florida Statue 162, for a total of \$979.35 and may continue to accrue for a total lien of \$6,679.35.

Code Section Cited:

City of Mount Dora Code of Ordinances, Chapter 26 - HEALTH AND SANITATION DIVISION 2. - LOT MAINTENANCE

Sec. 26-86. - Accumulations of trash, junk, debris and nonliving plant material on property.

(a) Subject to subsection (b) of this section, no owner, agent, custodian, lessee or occupant of property shall permit the accumulation of trash, junk, debris, or nonliving plant material on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.

Sec. 26-87. - Excessive growth of grass, weeds, and brush on property.

No owner, agent, custodian, lessee or occupant of property shall permit the excessive growth of grass, weeds, or brush on any exterior portion of the property. Accordingly, such owner, agent, custodian, lessee or occupant shall cut, trim or remove such vegetation, and keep such vegetation cut, trimmed or removed, so that it is not in a state of excessive growth. Notwithstanding the foregoing, all land areas within the city used as orange groves, or where the natural growth has never been removed, are exempt from the provisions of this section requiring the cutting or removal of vegetation; provided, however, that where such land areas abut or are directly adjacent to improved properties, natural growth within at least five feet from such improved properties shall be maintained in a condition that is not in a state of excessive growth.

Other Relevant Codes Cited:

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector.

(2)(a) A fine imposed pursuant to this section shall not exceed \$250 per day for a first violation and shall not exceed \$500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed \$5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

Other Relevant Codes Cited:

162.09 Administrative fines; costs of repair; liens.—

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed \$1,000 per day per violation for a first violation, \$5,000 per day per violation for a repeat violation, and up to \$15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

Return this Instrument to:
City of Mount Dora, Office of City Manager
510 N. Baker Street
Mount Dora, Florida 32757
Tax Parcel Identification Number: 29-19-27-0050-134-00005
Alt. Key Number: 1467268

INSTRUMENT #2026016368
OR BK 6679 PG 1640 - 1641 (2 PGS)
DATE: 2/9/2026 2:08:49 PM
**GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA**
RECORDING FEES \$18.50

**IN AND FOR THE CITY OF MOUNT DORA,
LAKE COUNTY, FLORIDA**

CITY OF MOUNT DORA,

Petitioner,

CASE NO: E2025-0119

V.

HOLMES MICHELLE C,

Respondents,

_____/

HOLMES MICHELLE C
1422 PLYMOUTH AVE
MOUNT DORA, FL 32757

____ Respondent Present
☒ Respondent Not Present
____ Represented by Counsel or Other
Name of Representative _____
Written Authorization Received _____
Relationship _____

ORDER IMPOSING FINE & CREATING LIEN

THIS CAUSE having come before the undersigned Magistrate on the 18th day of December, 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 continues to be in violation of its FINDING OF FACT/ CONCLUSION OF LAW/ORDER IMPOSING FINE dated October 30th 2025.

Based on the tiered rates of accrual of fines established in the FINDINGS OF FACT/ CONCLUSIONS OF LAW/ ORDER IMPOSING FINE, the total accrued fine amount as of today is \$6,679.35 The fines will continue to accrue at the rate of \$150.00 per day/per each of the two violations until each such violation is cured.

The above 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.

RESPONDENT MUST CONTACT THE CODE COMPLIANCE DIVISION TO ARRANGE A DATE AND TIME FOR INSPECTION IN ORDER TO VERIFY COMPLIANCE.

COMPLIANCE MUST BE VERIFIED IN PERSON AND WILL NOT BE VERIFIED UNTIL RESPONDENTS CONTACT THE DIVISION AT (352) 735-7100.

Any person wishing to appeal any decision made by the magistrate with respect to any matter considered at such hearing will need a record of the proceeding, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In order to fully satisfy any fine imposed in accordance with this Order, applicable recording fees will be charged.

Property Owner: HOLMES MICHELLE C

Address: 1422 PLYMOUTH AVE

Alternate Key: 3028490

Parcel Number: 32-19-27-2175-000-00600

Legal Description: PARK VILLAS UNIT 1, LOT 6 PB 28 PG 41 ORB 4404 PG 2272

DONE AND ORDERED this 18th day of December, 2025.

CITY OF MOUNT DORA, FLORIDA

By:

David R. Bear

Code Compliance Magistrate

ATTEST:

James Paul

Code Compliance Inspector

CERTIFIED - I hereby certify this is a true and accurate copy of the document filed in this office. Office of the City Clerk of the City of Mount Dora, Florida

Name & Title:

Kimberly Dawn Laflamme, Deputy City Clerk

Signature:

Kimberly Dawn Laflamme

Date:

12/23/25

Copies To:

Code Compliance Division

Respondent Received Copy__

Respondent Mailed Copy__

Apr 24, 2026 at 9:32:18 AM
1401–1699 Plymouth Ave
Mount Dora FL 32757
United States



Apr 24, 2026 at 9:32:22 AM
1401–1699 Plymouth Ave
Mount Dora FL 32757
United States



Apr 24, 2026 at 9:32:37 AM
1401–1699 Plymouth Ave
Mount Dora FL 32757
United States



Apr 24, 2026 at 9:32:39 AM
1401–1699 Plymouth Ave
Mount Dora FL 32757
United States



Apr 24, 2026 at 9:32:45 AM
1401–1699 Plymouth Ave
Mount Dora FL 32757
United States

Apr 24, 2026 at 9:33:00 AM
1401–1699 Plymouth Ave
Mount Dora FL 32757
United States



Apr 24, 2026 at 9:33:14 AM
1401–1699 Plymouth Ave
Mount Dora FL 32757
United States



April 24, 2026

Mr. Vince Sandersfeld

City Manager

City of Mount Dora

510 N. Baker Street

Mount Dora, FL 32757

Re: Request to Place Code Enforcement Lien Matter on the Next Available City Council Agenda

Property Address: 1422 Plymouth Avenue, Mount Dora, FL 32757

Property Owner: Michelle Holmes

Prospective Buyer: Summit Group (Brennen van Breusegen & Luka Yanes)

Total Fines & Fees: \$44,779.35

Dear Mr. Sandersfeld,

We respectfully request that the above-referenced code enforcement matter be placed on the agenda for the next available Mount Dora City Council meeting so that the accrued fines and fees may be considered for reduction. We are writing jointly as the current owner, Ms. Michelle Holmes, and the prospective purchasers, The Summit Group, who have a contract pending on the property.

On April 24, 2026, Code Enforcement Officer James Paul conducted a compliance inspection at our request and confirmed that the property is now in full compliance with the Special Magistrate's Order. The vegetation has been cut back, and the trash, junk, and debris have been removed from the property and staged at the street corner. Because the prior utility services (including trash collection) were disconnected on April 7, 2026, we committed in good faith to haul the remaining pile off-site as soon as possible, and Officer Paul recorded the property as in compliance effective that date. As a result, fines are no longer accruing.

Per Officer Paul's correspondence, the property was in violation from November 29, 2025 through April 24, 2026 — a period of 146 days — resulting in fines of \$21,900.00 per violation for two violations (\$43,800.00), plus \$979.35 in direct costs reimbursable to the City, for a total of \$44,779.35. We are writing to ask the Council to consider a reduction of those fines.

We believe the following circumstances justify that request:

Owner Hardship. Ms. Holmes is a widow who is the sole caregiver for special-needs children. The property at 1422 Plymouth Avenue was rented to tenants who caused extensive damage and left the property in the condition that triggered the code violations. She has been working in good

faith to resolve the situation so that she can satisfy a HELOC attached to the property and move forward with her family.

Good-Faith Remediation by the Prospective Buyer. Rather than walk away from the transaction, The Summit Group stepped in at our own expense to clean the property, mow and cut back vegetation, and remove trash, junk, and debris — work that has been independently verified by the City’s Code Enforcement Officer. We undertook this work before acquiring title specifically to eliminate the nuisance condition and restore the property as an asset to the neighborhood.

Alignment with the City’s Objective. The underlying purpose of the code enforcement action — bringing the property into compliance — has been fully achieved. A reduction of the fines to the City’s direct costs would allow the sale to close, transfer the property to an owner committed to maintaining it, and return 1422 Plymouth Avenue to productive use on the tax roll.

Preservation of Equity. The current fine total exceeds the equity available to satisfy Ms. Holmes’ HELOC and effectively prevents the sale from closing. A reduction would allow a widowed homeowner to resolve a secured debt and would allow a willing buyer to take responsibility for the property going forward — an outcome that serves the City, the neighborhood, the seller, and the buyer alike.

Thank you for your time, your consideration, and the professionalism shown by James Paul throughout this process. We look forward to the opportunity to address the Council.

Respectfully,


Brennen van Breusegen (Apr 24, 2026 13:48:19 EDT)

24/04/2026

Brennen van Breusegen - Date

The Summit Group, Buyer



24/04/2026

Luka Yanes - Date

The Summit Group, Buyer



24/04/2026

Michelle Holmes - Date

Property Owner / Seller

Letter_to_Vince_Sandersfeld

Final Audit Report

2026-04-24

Created:	2026-04-24
By:	Luka Yanes (luka@summitgroupacq.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZJ9_RC0Bmw_9Xw9krDQ1Xowp5tLR6X7

"Letter_to_Vince_Sandersfeld" History

-  Document created by Luka Yanes (luka@summitgroupacq.com)
2026-04-24 - 5:42:35 PM GMT
-  Document emailed to Michelle Holmes (scrbsprite34736@gmail.com) for signature
2026-04-24 - 5:42:39 PM GMT
-  Document emailed to Luka Yanes (luka@summitgroupacq.com) for signature
2026-04-24 - 5:42:39 PM GMT
-  Document emailed to Brennen (brennen@summitgroupacq.com) for signature
2026-04-24 - 5:42:39 PM GMT
-  Email viewed by Luka Yanes (luka@summitgroupacq.com)
2026-04-24 - 5:42:58 PM GMT
-  Email viewed by Michelle Holmes (scrbsprite34736@gmail.com)
2026-04-24 - 5:45:23 PM GMT
-  Document e-signed by Michelle Holmes (scrbsprite34736@gmail.com)
Signature Date: 2026-04-24 - 5:45:59 PM GMT - Time Source: server
-  Email viewed by Brennen (brennen@summitgroupacq.com)
2026-04-24 - 5:47:36 PM GMT
-  Signer Brennen (brennen@summitgroupacq.com) entered name at signing as Brennen van Breusegen
2026-04-24 - 5:48:17 PM GMT
-  Document e-signed by Brennen van Breusegen (brennen@summitgroupacq.com)
Signature Date: 2026-04-24 - 5:48:19 PM GMT - Time Source: server
-  Document e-signed by Luka Yanes (luka@summitgroupacq.com)
Signature Date: 2026-04-24 - 5:49:24 PM GMT - Time Source: server



✔ Agreement completed.

2026-04-24 - 5:49:24 PM GMT





510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: May 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2026-14**, Aerial Fireworks Display at July 3, 2026 Freedom on the Waterfront Event

Introduction:

This is a request for City Council to approve Resolution No. 2026-14, securing approval for a Fireworks Display at the City's annual Freedom on the Waterfront Event, which celebrates Independence Day.

Discussion:

The Freedom on the Waterfront event is scheduled for Friday, July 3, 2026, with the fireworks display anticipated to begin at approximately 9:20 p.m. and launch from Grantham Point. The City has complied with all applicable requirements and procedures related to the display. Section 22-48 of the City of Mount Dora Code of Ordinances requires City Council approval for fireworks displays conducted within the City. This action is for the Fireworks display only.

This year's event carries added significance as it coincides with the 250th anniversary of the United States. The celebration provides an opportunity to further engage residents and visitors while enhancing a longstanding community event that supports local businesses and reinforces Mount Dora's identity as a vibrant destination.

In addition to the traditional fireworks display, the event will feature a drone show (Attachment #1), adding a modern element to the celebration and elevating the overall experience for attendees..

Special Events Manager Chris Carson will also provide an update on additional enhancements and programming elements planned for the event, including commemorative features recognizing the nation's 250th anniversary and banners being designed for display throughout the community.

Budget Impact:

There is a balance of \$121,600 budgeted in GL account #001-1340-572.52-75, Special Events Operating Supplies, for the Freedom on the Waterfront fireworks display. The actual cost of the fireworks display cost is \$28,500. The Drone Show cost is \$17,000. Total event cost for these display programs: \$45,500.

Strategic Impact:

This item directly supports the City of Mount Dora Strategic Plan, Strategic Initiative 1: Promote Economic Development, specifically Goal 3, Promote Tourism, and Objective 3.2, “Develop premier festivals that drive tourism by partnering with event sponsors to deliver cost-effective City services while safeguarding the public.”

The Freedom on the Waterfront fireworks display is a signature annual community event that attracts residents and visitors to the downtown waterfront, supports local businesses, and reinforces Mount Dora's identity as a premier destination. The addition of enhanced elements, including the drone show and recognition of the nation's 250th anniversary, further elevates the event experience, strengthens community pride, and enhances the City's ability to attract visitors and showcase Mount Dora as a regional destination.

Recommendation:

City Council approve Resolution No. 2026-14, allowing for a fireworks display to celebrate Independence Day weekend.

Attachment(s):

1. Attachment #1 Drone Contract (signed) - Informational
2. Resolution 2026-14.Freedom on the Waterfront - FINAL

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

carsonc carsonc, Special Events Manager

Troy Shonk, Parks & Recreation Director

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 4/15/2026

Approved - 4/22/2026

Approved - 4/22/2026

Approved - 4/22/2026

Approved - 4/29/2026

Approved - 4/29/2026

Final Approval - 4/29/2026

ATTACHMENT #1

Contract



Contract Number: C-250283

Contract Date: March 07, 2026

Expiration Date:

Aerial Illuminations

5306 Empire Church Road
Groveland, FL 34736

Bill To

Chris Carson
510 N Baker St.
Mount Dora, FL 32757

Event Info

Event: Freedom on the Waterfront - 150 Drones / 2A

Venue: Elizabeth Evans Park

Event Date: July 03, 2026

Drone Show Package

- 11-13 Minute Drone Light Show
- Choreographed Audio Synchronized to Show
- 3D Animation Approval Prior to Show
- Site Survey, Safety Mitigation Meeting
- Full Crew (Pilot, Operations, Crew Members) on Event Day
- 80-100 Hours of Custom Animation Design

Payment Process:

40% Deposit is due within 7 days of contract signature to confirm date via [wire transfer or check](#).

Final Payment Due 7 days prior to launch date via wire transfer or check.

Planning process 60 days minimum (30 days rush)

1. Collaborative communication with the client about event, theme, their story, songs & ideas. Logistic planning, site survey planned during this time.
2. Initial survey is filled out, in addition to an in-person or Zoom meeting with Director of Creative Design. Design team creates storyboard. Storyboard is sent over for approval to client. Client and Director of Design will continue communication regarding changes or approval of the storyboard.
3. 2D Mock Ups (2 weeks After Completion of Storyboard) - Revisions can be made during the first week with 2D mockups. Revisions include drone positioning, drone color, light effect, etc.
4. Design team begins programming and designing the storyboard within design software. Once design is complete, the design is sent over in a PDF document 2D mockups for approval.
5. 3D Rendering (3 weeks after Completion of 2D Mock Ups) - There is an additional cost to make revisions at this time. A 3D Rendering of the show will be sent over for approval to ensure all motion and movements within the scenes are correct.

Aerial Illuminations complies with all federal, state, and local laws, rules, and regulations with regard to necessary licenses, permits, and registrations in the performance of the services of this Agreement. Aerial Illuminations follow the most current FAA regulations for the commercial operation of drones. Aerial Illuminations maintains full commercial aviation liability coverage for all events and venue may be added as an additional insured. If delays are caused by terrorism, fires, floods, riots, acts of God or the public enemy, or acts or regulations of any governmental agency, then the schedule commitments may be subject to change.

ATTACHMENT #1

Launch area (exclusion zone) shall be a sterile environment for Aerial's crew members only. At no time shall client, or any persons enter the exclusion zone.

Services Performed

1. Site Survey will be completed in-person or via digital communications with operations director and lead designer. Launch location, viewing area and safety

parameters will be discussed and mitigated during this time.

2. Storyboard Process: Aerial Illuminations shall create a storyboard of Customer approved images. The storyboard contains rough sketches or images, or screen captures of all scenes and action notes, which describe the layout of the animations. Aerial Illuminations shall send the storyboard to Customer for feedback and suggestions. Aerial Illuminations will modify the storyboard in accordance with the Customer feedback. Images and order of shapes can be changed for no additional fee during the storyboard process. Music will also be selected for choreography during the show.

Show Programing and Animation: After completion of the storyboard process, Aerial Illuminations shall begin the drone show design and animation process in accordance with the storyboard. After the animation and editing process, Aerial Illuminations shall compile each sequence and render a 3D video to Customer. Adjustments to shapes and images will be completed in accordance with Customer's suggestions. Once final mapping has been completed, any changes to show design will result in a \$3,000 reanimation fee.

Final Delivery: Aerial Illuminations will perform the 11-13 minute drone display(s) at Customer's Event. Crew members including Pilot, Operations, Visual Observers and other personnel will arrive at the event at least 5 hours before show time. Launch area must be available as early as 12 hrs prior to launch time. Set up, hover testing and flight paths will be programmed along with other safety aspects such as weather and flight pattern monitoring. Client will always have direct contact with Aerial's operation team member.

CANCELLATION: Aerial Illuminations shall determine what weather conditions, safety, or security concerns prohibit the show from proceeding with the Display(s). In the case of severe weather conditions including rain, high winds or other weather related factors, Aerial Illuminations agrees to conduct the same display on a mutually agreed upon rain/postponement date up to one year from the original event date (including the same date the following year). This credit allows the same files that were originally created to be used at the rescheduled date. If there are any changes made to the originally created design files, a fee to recreate designs will be charged.

Should Aerial Illuminations be unable to perform the Display(s) at the Event due to safety or security concerns, or in the case of cancellation by the customer within 60 days of the event, Aerial Illuminations shall be entitled to 33% of the contract price for each of the workflow processes completed. For example, if Aerial Illuminations has completed the Show Programming workflow, Aerial Illuminations shall be entitled to 66% of the display price (33% for Storyboard, 33% for Show Programing and Animation). Final delivery is deemed to have occurred upon Aerial Illuminations' arrival at the display location on the display date.

Customer also acknowledges that damages corresponding to lost opportunity by reason of cancellation are inherently difficult to calculate, and that the liquidated damages amounts set forth above are a reasonable attempt to measure and liquidate those highly speculative damages.

150 Drone Show

(design discount of \$1,000)

150 DRONE SHOW TOTAL \$17,000.00

CONTRACT TOTAL \$17,000.00

Signature: Vince Sandersfeld

Digitally signed by Vince Sandersfeld
Date: 2026.03.23 10:12:51 -04'00'

Full Name: Vince Sandersfeld, City Manager Date: 3/23/2026

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2026 FREEDOM ON THE WATERFRONT EVENT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING AUTHORIZATION FOR FIREWORKS DISPLAY AND DOCK CLOSURE; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora wishes to sponsor and host a fireworks display as part of the 2026 Freedom on the Waterfront event; and

WHEREAS, the City's 2026 Freedom on the Waterfront event is scheduled for Friday, July 3, 2026; and

WHEREAS, the 2026 Freedom on the Waterfront event requires the closing of the Grantham Point and Simpson Cove Docks in order to launch fireworks beginning at 9:20 p.m.; and

WHEREAS, all of the details associated with the Freedom on the Waterfront event remain consistent from the prior years; and

WHEREAS, in accordance with Section 22-48, City of Mount Dora Code of Ordinances, the Fire Chief has approved the time, place and manner of the fireworks display; and

WHEREAS, Section 22-48, City of Mount Dora Code of Ordinances, requires City Council approval for fireworks displays to be conducted in the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Authorization for Fireworks Display and Dock Closure. The City hereby authorizes the 2026 Freedom on the Waterfront fireworks display and closure of the Grantham Point and Simpson Cove Docks in order for the fireworks to be safely launched.

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as may deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate,

necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the fireworks display and closure of the Grantham Point and Simpson Cove Docks, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature which do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of May, 2026.

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

Patrick Brackins, City Attorney



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: May 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2026-15**, Establishing the Mission Statement, Core Values, and SERVE Guiding Principles as the Official Operational Framework for the Nathaniel Bell Community Resource and Recreation Center

Introduction:

This is a request for City Council to approve Resolution No. 2026-15, establishing the Mission Statement, Core Values, and SERVE Guiding Principles as the official operational framework for the Nathaniel Bell Community Resource and Recreation Center.

Discussion:

The purpose of this agenda item is to formally adopt the Mission Statement, Core Values, and SERVE Guiding Principle for the Nathaniel Bell Community Resource and Recreation Center as the official operational framework for the facility. These guiding elements establish a clear and consistent foundation for how the Center will deliver services, engage the community, and align daily operations with the City's broader commitment to public service, accessibility, and quality of life.

The Nathaniel Bell Community Resource and Recreation Center is being developed as a multi-use, community-focused facility designed to expand access to resources, recreation, and programming for residents of Mount Dora. As part of the planning and operational development process, staff identified the need to establish a clear and intentional framework to guide decision-making, service delivery, and community engagement.

The Mission Statement was developed to articulate the Center's purpose of expanding pathways for opportunity through access to resources, inclusive recreation, and programming within a safe and welcoming environment.

The Core Values—Opportunity (Access), Belonging (Inclusion), Safety & Accountability, Community Partnership (Collaboration), and Integrity—were established to define how staff will operate, interact with the public, and maintain consistent service standards.

Additionally, the SERVE Guiding Principle was created as a practical framework to ensure the Mission and Core Values are actively applied in daily operations. SERVE emphasizes safety, equity, access to resources, collaboration, and meaningful community engagement.

Formal adoption of these elements provides clarity of purpose, reinforces accountability, and ensures that the Center operates in alignment with community needs and City priorities from day one.

Budget Impact:

There is no direct fiscal impact associated with the adoption of this Resolution. The Mission Statement, Core Values, and SERVE Guiding Principle serve as an operational framework.

Strategic Impact:

This item aligns with the City of Mount Dora Strategic Plan (2025–2030), specifically Strategic Initiative 4: Provide High-Quality Services and Goal 12: Provide high-quality programs to benefit all age groups, including Parks and Recreation and the Northeast Resource and Recreation Center.

- Objective 12.2: Assess summer, educational, and after-school care programs to ensure quality, safety, and fulfillment of community needs
- Objective 12.3: Ensure program opportunities are provided to all demographics and maintain low-cost programs

Recommendation:

City Council approve Resolution No. 2026-15, establishing the Mission Statement, Core Values, and SERVE Guiding Principles as the official operational framework for the Nathaniel Bell Community Resource and Recreation Center.

Attachment(s):

1. Resolution 2026-15 Nathaniel Bell Community Resource and Recreation Center Mission Statement, Core Values, Guiding Principle
2. Exhibit A Mission, Values, SERVE_Brand

Prepared by: Jennifer Schwarz, Deputy Director of Parks and Recreation

Reviewed by:

Troy Shonk, Parks & Recreation Director

Adam Sumner, Community Development Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Approved - 4/23/2026

Approved - 4/28/2026

Approved - 4/29/2026

Approved - 4/29/2026

Vince Sandersfeld, City Manager

Final Approval - 4/29/2026

RESOLUTION NO. 2026-15

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, FORMALLY ADOPTING AND ESTABLISHING THE MISSION STATEMENT, CORE VALUES, AND SERVE GUIDING PRINCIPLE AS THE OFFICIAL OPERATIONAL FRAMEWORK FOR THE NATHANIEL BELL COMMUNITY RESOURCE AND RECREATION CENTER; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR AUTHORITY TO THE MAYOR TO EXECUTE; PROVIDING FOR A SAVINGS PROVISION; AND PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, the City of Mount Dora is committed to enhancing the quality of life for its residents through accessible public services, inclusive recreation, and meaningful community engagement; and

WHEREAS, the Nathaniel Bell Community Resource and Recreation Center serves as an essential community asset dedicated to expanding opportunities, strengthening neighborhood connections, and supporting residents through recreation, programming, and resource access; and

WHEREAS, the City Council finds and determines that the establishment of a clearly defined mission statement, core values, and guiding principle is necessary and appropriate to provide organizational direction, promote consistency in service delivery, and ensure that the operations and programming of the Nathaniel Bell Community Resource and Recreation Center remain aligned with the City's public service objectives and the needs of the community; and

WHEREAS, the City Council further finds that the Mission Statement was developed and selected to clearly articulate the Nathaniel Bell Community Resource and Recreation Center's purpose of expanding pathways for opportunity through access to resources, inclusive recreation, and programming within a safe and welcoming environment that supports the community's ability to thrive and grow stronger; and

WHEREAS, the City Council further finds that the Core Values of Opportunity (Access), Belonging (Inclusion), Safety & Accountability, Community Partnership (Collaboration), and Integrity were selected to establish the foundational principles that shall guide decision-making, staff conduct, service standards, and community interaction at the Nathaniel Bell Community Resource and Recreation Center; and

WHEREAS, the City Council further finds that the SERVE Guiding Principle was selected to provide a practical operational framework through which the Mission Statement and Core Values may be consistently applied in daily services, programming, and community partnerships; and

WHEREAS, the City Council determines that formal adoption of these statements is in the best interest of the City and will promote accountability, transparency, consistency, and public trust in the services provided through the Nathaniel Bell Community Resource and Recreation Center.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Adoption. The City Council hereby adopts the Mission Statement, Core Values, and SERVE Guiding Principle for the Nathaniel Bell Community Resource and Recreation Center, attached hereto as **Exhibit “A”** and incorporated herein by reference.

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the adoption of the Mission Statement, Core Values, and SERVE Guiding Principle for the Nathaniel Bell Community Resource and Recreation Center, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5 Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

(The rest of this page is left blank intentionally.)

PASSED AND ADOPTED this 5th day of May, 2026.

JAMES L. HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk

For the use and reliance of City of Mount
Dora only. Approved as to form and legality.

Patrick Brackins, City Attorney

Exhibit "A"
Mission Statement, Core Values, and SERVE
Guiding Principle for the Nathaniel Bell
Community Resource and Recreation Center



The Nathaniel Bell Community Resource and Recreation Center

Stronger. Together.

Mission, Core Values & SERVE Guiding Principle

Mission Statement

The Nathaniel Bell Community Resource and Recreation Center is committed to expanding pathways for opportunity by providing access to resources, inclusive recreation, and programming within a safe, welcoming environment that supports our community's ability to thrive and grow stronger.

Core Values

Our core values define how we make decisions, interact with one another, and serve our community every day.

Opportunity (Access)

We remove barriers and intentionally create pathways to expand access to resources, recreation, and opportunities, empowering our community to learn, grow, and thrive.

Belonging (Inclusion)

We foster inclusive, welcoming spaces where everyone feels respected, supported, and truly belongs as a valued member of our community.

Safety & Accountability

We prioritize physically and emotionally safe environments by upholding clear expectations, shared responsibility, and professional standards of care.

Community Partnership (Collaboration)

We work collaboratively with residents, organizations, and partners to strengthen services, expand opportunities, and serve our community effectively and sustainably.

Integrity

We act with honesty, fairness, and transparency, earning trust and credibility through consistent decisions, actions, and accountability to our community.

EXHIBIT A



Guiding Principle: Service to Community

SERVE provides a practical, shared framework for applying our mission and core values through daily actions and service delivery.

S – Safety & Accountability: We prioritize physically and emotionally safe environments by upholding clear expectations, shared responsibility, and consistent standards of care.

E – Equity & Inclusion: We remove barriers and foster welcoming spaces where everyone feels respected, valued, and able to participate fully and equitably.

R – Resources & Access: We connect our community to resources, recreation, programming, and support services that expand opportunity and respond to community needs.

V – Volunteer & Community Collaboration: We strengthen our impact by working alongside volunteers, partners, and community organizations.

E – Engagement: We actively listen, communicate openly, and build relationships that foster trust, participation, and a strong sense of belonging.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: May 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Presentation Damaged Stormwater Facilities Recovery Update

Introduction:

This item provides an opportunity for staff to present a summary and status update on stormwater projects related to the October 26–27, 2025, flash flood event.

Discussion:

On October 26–27, 2025, the City experienced an extreme rainfall event of approximately 13 to 16 inches. This event overwhelmed the stormwater system, breached multiple retention ponds, and contributed to roadway washouts and utility damage, including along Donnelly Street and other key locations. As a result, several stormwater facilities were damaged, underscoring the need to prioritize resilient reconstruction projects. This presentation focuses solely on stormwater-related recovery projects.

Budget Impact:

Project restorations are on-going.

Strategic Impact:

Strategic Initiative 3: Strengthen and Expand Mount Dora’s Infrastructure

Rebuilding damaged stormwater facilities is critical to protecting public safety, safeguarding public and private property, and preserving essential transportation and utility corridors. This presentation supports City goals related to infrastructure resilience, environmental stewardship, and responsible fiscal planning. It will also help inform future decisions regarding capital improvements, development standards, and stormwater system upgrades.

Recommendation:

Informational item.

Attachment(s):

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:

Andrew Marsian, Public Works and Utilities Director

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 4/28/2026

Approved - 4/28/2026

Final Approval - 4/28/2026