

CITY OF TAVARES

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
27 MAY 2025
COUNCIL CHAMBERS – 4:00 P.M.

Call to Order

Approval of Minutes:

MARCH 2025

Code Enforcement Special Magistrate Hearing

Old Business:

New Business:

CET2501-0005

City of Tavares

vs.

John J. Bladek

Joan H. Bladek

11311 Howey Cross Road

Clermont, Florida 34715

Location: 1225 E. Alfred Street
Tavares, Florida 32778

Violation: International Property Maintenance Code
Section 304 Exterior Structure
304.2 Protective Treatment
304.13 Window, skylight and door frames
Section 305 Interior Structure
305.1 General
Section 504 Plumbing systems and fixtures
504.1 General
Section 602 Heating Facilities
602.2 Residential Facilities
Section 603 Mechanical Equipment
603.1 Mechanical equipment and appliances
Section 605 Electrical Equipment
605.1 Installation

City of Tavares, Land Development Regulations

Section 12-13 Nuisances Prohibited

CET2501-0006

City of Tavares

vs.

Seaplane Sunrise Living Trust

P.O. Box 1454

Mount Dora, Florida 32778

Location: 1260 Mansfield Road
Tavares, Florida 32778

Violation: City of Tavares, Land Development Regulations
Section 12-18 Accumulation, Excessive Growth Prohibited

CET2501-0007

City of Tavares
vs.
Manita Lubin
1645 Hunterwood Lane
Tavares, Florida 32778

Location: 1645 Hunterwood Lane
Tavares, Florida 32778

Violation: Florida Building Code
Chapter 1, Section 105.1

CET2501-0012

City of Tavares
vs.
B & S Realty Trust, LLC.
509 Cabot Street
Beverly, MA 01915-2537

Location: 207 N. Rockingham Avenue
Tavares, Florida 32778

Violation: International Property Maintenance Code
Section 304 Exterior Structure
304.2 Protective Treatment

CET2502-0008

City of Tavares
vs.
Lake Dora Park LLC.
Zachary T. Broome Esq. (Registered Agent)
600 Jennings Avenue
Eustis, Florida 32726

Location: 128 Dora Avenue
Tavares, Florida 32778

Violation: Florida Building Code
Chapter 1, Section 105.1

CET2502-0012

City of Tavares
vs.
Lou Jing Armentrout Revocable Trust
1609 Orange Avenue
Tavares, Florida 32778

Location: 420 W. lanthe Street
Tavares, Florida 32778

Violation: City of Tavares, Land Development Regulations
Section 12-23 Storage Prohibited
Section 12-13 Nuisances Prohibited
Section 12-16 Accumulation of Mosquito Breeding Places
Section 12-18 Accumulation, Excessive Growth Prohibited
Section 8-12(A) Walls, Fences, Hedges
Section 12-14 Maintenance of Fences

CET2503-0008

City of Tavares
vs.
K-04 LLC.
Keyur Patel (Registered Agent)
1031 Augustus Lane
Mt. Dora, Florida 32757

Location: 15016 U.S. Highway 441
Tavares, Florida 32778

Violation: City of Tavares, Code of Ordinances
Division 3 – FIRE SAFETY INSPECTION
Section 6-57 Inspections

Administrative Business:

Future Business:

24 JUNE 2025 Code Enforcement Special Magistrate Hearing (tentative)

Adjournment

Pursuant to Section 286.0105, Florida Statutes, if any person desires to appeal any decision with respect to a matter considered at a public meeting or hearing of the Code Enforcement Special Master of the City of Tavares, Lake County, Florida, such person will need a record of the proceedings, and such person may need to ensure that a verbatim record for such purpose is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to Section 162.11 Florida Statutes, either the City of Tavares or a Respondent may appeal a final administrative order of the Code Enforcement Special Master to the Circuit Court in Lake County, Florida. Such an appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352) 742-6209.