

CITY OF TAVARES

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

Call to Order

Approval of Minutes:

27 May 2025

Code Enforcement Special Magistrate Hearing

Old Business:

CET2408-0005

City of Tavares vs. Lindsey M. Fitzgerald & Noelle M. Fitzgerald
Request for Reduction in Code Enforcement Fines

New Business:

CET2504-0009

City of Tavares
vs.
Atwater Apartments LLC.
16554 Cagan Crossings Blvd.
Suite 4
Clermont, Florida 34714

Location: 2570 Ann Rou Road
Tavares, Florida 32778

Violation: NFPA-1
Section 18.2.2 Access to Structures or Areas. (Under MISC in report)
Section 18.2.2.1 Access Box(es).

FFPC
Section 7.10.1.8 Visibility.
Section 7.9.3.1 Periodic Testing of Emergency Lighting Equipment.
Section 8.5.6.3 Penetrations
Section 5.2.1.1.5.1 Missing Escutcheons
Section 13.3.3.5.1.5.5 Spare Head Cabinet

CET2504-0010

City of Tavares
vs.
Chestnut of Tavares LLC.
16554 Cagan Crossings Blvd.
Suite 4
Clermont, Florida 34714

Location: 2570 Ann Rou Road
Tavares, Florida 32778

Violation: NFPA-1
Section 18.2.2 Access to Structures or Areas.
Section 18.2.2.1 Access Box(es).

FFPC
Section 5.2.1.1.5.1 Missing Escutcheons
Section 13.3.3.5.1.5.5 Spare Head Cabinet

NFPA 72
Section 3.3.277.5 Fire Alarm Signal

CET2505-0021

City of Tavares
vs.
My Blue Heaven Yalaha #3 LLC.
4221 Magnolia Avenue
Leesburg, Florida 34748

Location: 2754 Dora Avenue
Tavares, Florida 32778

Violation: Florida Fire Prevention Code
Chapter 7.9 Emergency Lighting

CET2504-0031

City of Tavares
vs.
JMM Unlimited LLC.
2424 Cedar Knoll Road
Apopka, Florida 32712

Location: 111 W. Ruby Street
Tavares, Florida 32778

Violation: NFPA 25 Standard for the Inspection, Testing, and Maintenance of Water-Based
Fire Protection Systems
Section 5.1.1 Minimum Requirements.

CET2504-0002

City of Tavares
vs.
Jason L. Athey
609 W. Nelson Street
Tavares, Florida 32778

Location: 609 W. Nelson Street
Tavares, Florida 32778

Violation: City of Tavares, Land Development Regulations
Section 12-18 Accumulation, Excessive Growth Prohibited **(Repeat Violation)**
Section 12-23 Storage Prohibited
Section 12-13 Nuisances Prohibited

CET2504-0004

City of Tavares
vs.
Ronald Fischer
1414 Park Avenue
Tavares, Florida 32778

Location: 1414 Park Avenue
Tavares, Florida 32778

Violation: City of Tavares, Land Development Regulations
Section 12-13 Nuisances Prohibited

CET2504-0015

City of Tavares
vs.
Dana McSpadden
Jason McSpadden
1316 Sherman Avenue
Tavares, Florida 32778

Location: 1316 Sherman Avenue
Tavares, Florida 32778

Violation: City of Tavares, Land Development Regulations
Section 12-14 Maintenance of Fences
Section 8-12 (A) Walls, Fences, Hedges

CET2504-0028

City of Tavares
vs.
Logan Larochele
250 Lovell Lane
Apopka, Florida 32703-4378

Location: 460 Oak Drive
Tavares, Florida 32778

Violation: City of Tavares, Land Development Regulations
Section 12-29 Obstruction of Streets or Sidewalks

CET2504-0034

City of Tavares
vs.
SFR JV-1 2021-1 Borrower LLC.
1508 Brookhollow Drive
Santa Ana, California 92705

Location: 585 Fern Avenue
Tavares, Florida 32778

Violation: City of Tavares, Land Development Regulations
Section 12-18 Accumulation, Excessive Growth Prohibited **(Repeat Violation)**
Section 11-7 Installation and Maintenance **(Repeat Violation)**

CET2505-0012

City of Tavares
vs.
Eagle Homes Construction LLC.
33001 Sahara Court
Sorrento, Florida 32776

Location: Parcel#: 29-19-26-0100-098-00000
Vacant Parcel, New Hampshire Avenue
Tavares, Florida 32778

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

Administrative Business:

CET2310-0012	Order Acknowledging Compliance	1150 Lake Dora Drive
CET2307-0016	Order Acknowledging Compliance	1000 E. Caroline Street
CET2408-0029	Order Acknowledging Compliance	914 S. Duncan Drive
CET2407-0024	Order Acknowledging Compliance	1342 Elkhart Circle
CET2406-0006	Order Acknowledging Compliance	3357 Landing View
CET2406-0007	Order Acknowledging Compliance	1308 Longville Circle
CET2412-0010	Order Acknowledging Compliance	1040 Maplewood Street
CET2309-0019	Order Acknowledging Compliance	1007 Oakland Street
CET2111-0012	Order Acknowledging Compliance	4863 Treasure Cay Road

Future Business:

26 AUGUST 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.