

# CITY OF TAVARES

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

## Call to Order

## Approval of Minutes:

22 July 2025

Code Enforcement Special Magistrate Hearing

## Old Business:

## New Business:

**CET2506-0007**

City of Tavares

vs.

Freitag Trust of 2011 and Freitag Trust of 1988  
207 Hillcrest Drive  
Durango, Colorado 81301

Location: 2062 State Road 19  
Tavares, Florida 32778

Violation: NFPA 10  
Chapter 7.3 Extinguisher Maintenance.  
NFPA 96  
Chapter 12.2 Inspection, Testing and Maintenance of Fire-Extinguishing Systems.

**CET2501-0002**

City of Tavares

vs.

Jason A. Park  
1605 Grove Court  
Tavares, Florida 32778

Location: 1605 Grove Court  
Tavares, Florida 32778

Violation: Florida Building Code  
Chapter 1, Section 105.1

**CET2504-0018**

City of Tavares

vs.

Stephanie R. Miller  
1017 Dora Avenue  
Tavares, Florida 32778

Location: 1017 Dora Avenue  
Tavares, Florida 32778

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

**CET2505-0006**

City of Tavares  
vs.  
Jose Emilio Lopez Sr.  
398 Windridge Place  
Tavares, Florida 32778

Location: 398 Windridge Place  
Tavares, Florida 32778

Violation: Florida Building Code  
Chapter 1, Section 105.1

**CET2506-0004**

City of Tavares  
vs.  
Dennis L. Champ  
Betty Ann Moyer  
2757 Vindale Road  
Tavares, Florida 32778

Location: 2757 Vindale Road  
Tavares, Florida 32778

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

**CET2506-0011**

City of Tavares  
vs.  
Mona Z. Young  
4531 Treasure Cay Road  
Tavares, Florida 32778

Location: 4531 Treasure Cay Road  
Tavares, Florida 32778

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

**CET2507-0006**

City of Tavares  
vs.  
Rossitza R. Newhall  
2713 12<sup>TH</sup> Street NE #C  
Washington, DC 20018-1715

Location: 2255 Merry Road  
Tavares, Florida 32778

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

**CET2507-0011**

City of Tavares  
vs.  
Jason Gronlund  
1114 Estate Drive  
Tavares, Florida 32778

Location: 1114 Estate Drive  
Tavares, Florida 32778

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

**CET2507-0013**

City of Tavares  
vs.  
SRP SUB LLC.  
1717 Main Street  
Suite 2000  
Dallas, Texas 15201

Location: 1031 Mansfield Road  
Tavares, Florida 32778

Violation: City of Tavares, Land Development Regulations  
Section 12-18 Accumulation, Excessive Growth Prohibited  
Section 11-7 Installation and Maintenance  
Section 12-13 Nuisances Prohibited

**CET2507-0017**

**(Repeat Violation)**

City of Tavares  
vs.  
Cynthia A. Mortensen  
941 Vindale Road  
Tavares, Florida 32778

Location: 941 Vindale Road  
Tavares, Florida 32778

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

**Administrative Business:**

**Future Business:**

28 October 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.