

CITY OF TAVARES

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

Call to Order

Approval of Minutes:

23 September 2025 Code Enforcement Special Magistrate Hearing

Old Business:

New Business:

CET2509-0001

City of Tavares

vs.

Koyal Investments LLC.
Post Office Box 1266
Tavares, Florida 32778

Location: 1300 S. Duncan Drive
Tavares, Florida 32778

Violation: NFPA-1-FL Fire Code with Florida Amendments, 8 Edition, 2023
Section 14.4.1 Maintenance

NFPA-101-FL Life Safety code with Florida Amendments, 8 Edition, 2023
Section 7.10.1.8 Visibility
Section 7.9.3.1 Periodic Testing of Emergency Lighting Equipment

2025 NPFA 72 National Fire Alarm Signaling Code
Section 14.3.1 Inspections

CET2501-0011

City of Tavares

vs.

Paul D. Matthews
675 N. Sunset Drive
Mount Dora, Florida 32757

Location: 305 N. New Hampshire Avenue
Tavares, Florida 32778

Violation: Florida Building Code
Chapter 1, Section 105.1

CET2504-0033

City of Tavares

vs.

Fernando Calderon Morales
2032 Tally Road, Suite 3
Leesburg, Florida 34748

Location: 1041 Maplewood Street
Tavares, Florida 32778

Violation: Florida Building Code
Chapter 1, Section 105.1
City of Tavares, Land Development Regulations
Section 12-18 Accumulation, Excessive Growth Prohibited

CET2507-0022

City of Tavares
vs.
Ralph D. Smith
Janie Smith
111 Lakeview Lane
Mount Dora, Florida 32757

Location: 812 W. Burleigh Blvd.
Tavares, Florida 32778

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

CET2508-0005

City of Tavares
vs.
Matthew M. Skiba
Michael L. Skiba
923 Dora Avenue
Tavares, Florida 32778

Location: 923 Dora Avenue
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 Nuisance Prohibited
Section 12-23 Storage Prohibited
Section 20-5 General Off-Street Parking Criteria

CET2508-0008

City of Tavares
vs.
Keoppen 2 Holding Company LLC.
740 Tildenville School Road
Winter Garden, Florida 34787

Location: 900 E. Alfred Street
Tavares, Florida 32778

Violation: City of Tavares, Land Development Regulations
Section 8-12 Supplemental Regulations
(B) Dumpster Enclosures

CET2508-0023

City of Tavares
vs.
Lake County Tavares Holdings LLC.
2280 W. Old Highway 441
Mount Dora, Florida 32757

Location: Parcel #: 28-19-26-1900-00N-04901
Vacant Parcel, Dora Avenue
Tavares, Florida 32778

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

CET2508-0027

City of Tavares

vs.

Regena K. Stampfli, Life Estate
1217 Greenway Avenue
Tavares, Florida 32778

Location: 1217 Greenway Avenue
Tavares, Florida 32778

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

City of Tavares, Code of Ordinances
Section 5-196 Standards for numbering

Administrative Business:

Future Business:

27 January 2026 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.