

CITY OF TAVARES

CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING AGENDA
27 JANUARY 2026
COUNCIL CHAMBERS – 4:00 P.M.

Call to Order

Approval of Minutes:

28 October 2025

Code Enforcement Special Magistrate Hearing

Old Business:

New Business:

CET2511-0001

City of Tavares

vs.

Richard D. Verkaik
1404 Buckingham Road
Winter Park, Florida 32789

Location: 209 W. Alfred Street
Tavares, Florida 32778

Violation: NFPA 10 Standard for Portable Fire Extinguishers
Chapter 7 Inspection, Maintenance, and Recharging (7.3.1.1)

CET2509-0016

City of Tavares

vs.

Drake Davis
506 E. Caroline Street
Tavares, Florida 32778

Location: 506 E. Caroline Street
Tavares, Florida 32778

Violation: Florida Building Code
Chapter 1, Section 105.1

City of Tavares, Land Development Regulations
Section 12-13 Nuisances Prohibited
Section 20-5 General Off-Street Parking Criteria
Section 12-18 Accumulation, Excessive Growth Prohibited

CET2509-0022

City of Tavares

vs.

Charlene Bellenger
360 Windridge Place
Tavares, Florida 32778

Location: 360 Windridge Place
Tavares, Florida 32778

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

CET2511-0019

City of Tavares
vs.
Michael A. Rice
208 First Street
Tavares, Florida 32778

Location: 208 First Street
Tavares, Florida 32778

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

CET2511-0010

City of Tavares
vs.
Hau Van Nguyen
1307 Druid Place
Tavares, Florida 32778

Location: 1307 Druid Place
Tavares, Florida 32778

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

CET2511-0016

City of Tavares
vs.
Samual L. Armentrout
Lou Jing Armentrout
920 Orange Avenue
Tavares, Florida 32778

Location: 920 Orange Avenue
Tavares, Florida 32778

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

Administrative Business:

CET1906-0013	2377 Bexley Drive	Code Enforcement Lien
CET2209-0013	709 N. Disston Avenue	Code Enforcement Lien
CET2301-0004	505 Dora Avenue	Code Enforcement Lien
CET2302-0008	502 First Street	Code Enforcement Lien
CET2305-0002	920 Maplewood Street	Code Enforcement Lien
CET2306-0016	500 E. Caroline Street	Code Enforcement Lien
CET2306-0024	701 Madison Street	Code Enforcement Lien
CET2309-0004	623 Lake Dora Drive	Code Enforcement Lien

Future Business:

24 February 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.