

CITY OF TAVARES

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

Call to Order

Approval of Minutes:

24 March 2026 Code Enforcement Special Magistrate Hearing

Old Business:

CET2507-0011 Request for reduction in code enforcement fines 1114 Estate Drive

New Business:

CET2601-0003

City of Tavares
vs.
Jermyles Cutliff
Dianne Cutliff
691 W. Rosewood Lane
Tavares, Florida 32778

Location: 691 W. Rosewood Lane
Tavares, Florida 32778

Violation: **International Property Maintenance Code**
Section 302 Exterior Property Areas
302.2 Grading and Drainage
Section 304 Exterior Structure
304.1 General
304.6 Exterior Walls

CET2602-0013

City of Tavares
vs.
Eva Powers
131 N. Lake Drive
Leesburg, Florida 34788

Location: 918 Dora Avenue
Tavares, Florida 32778

Violation: **City of Tavares, Land Development Regulations**
Section 12-13 Nuisances Prohibited
Section 12-23 Storage Prohibited
Section 8-12 Supplemental Regulations

CET2603-0004

City of Tavares
vs.
Harlan Root II
30326 Redtree Drive
Leesburg, Florida 34748

Location: 1195 Wells Avenue
Tavares, Florida 32778

Violation: **City of Tavares, Land Development Regulations**
Section 20-5 General Off-Street Parking

City of Tavares, Code of Ordinances

Section 12-4 Regulations for parking, storing, or keeping of boats, boat trailers, recreational vehicles and trailer coaches.

CET2603-0009

City of Tavares
vs.
TCCA Property LLC.
206 Tranquility CV.
Altamonte Springs, Florida 32701

Location: 1000 E. Caroline Street
Tavares, Florida 32778

Violation: 2026 NFPA 10 Standard for Portable Fire Extinguishers
Chapter 6 Installation
6.1.3.1
Chapter 7 Annual Internal Examination of Certain Types of Extinguishers
7.3.3.1 Maintenance Intervals

Administrative Business:

Future Business:

23 June 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.