

CITY OF TAVARES

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

Call to Order

Approval of Minutes:

19 May 2026

Code Enforcement Special Magistrate Hearing

Old Business:

New Business:

CET2602-0014

City of Tavares

vs.

Wendell K. Howell & Jean C. Howell
Trustees of the Howell Family Trust
946 N. Wisconsin Lane
Amery, Wisconsin 54001-5346

Location: 806-808 McClain Court
Tavares, Florida 32778

Violation:

International Property Maintenance Code

Section 304

Exterior Structure

- 304.1.1 Potential Unsafe Conditions
- 304.10 Stairways, decks, porches and balconies
- 304.12 Handrails and guards

Section 305

Interior Structure

- 305.3 Interior Surfaces

Section 306

Component Serviceability

- 306.1 General
- 306.1.1 Potentially Unsafe Conditions

Section 604

Electrical Facilities

- 604.3 Electrical systems hazards

Section 605

Electrical Equipment

- 605.1 Installation

Florida Building Code

Section 105.1

CET2604-0003

City of Tavares

vs.

Dreams Vacation Properties LLC.
Wanankee Miller (Registered Agent)
303 E. Main Street
Tavares, Florida 32778

Location: 303 E. Main Street
Tavares, Florida 32778

Violation:

NFPA 101-FL

Life Safety Code with Florida Amendments

Chapter 7

Means of Egress

- 7.9 Emergency Lighting
- 7.9.3.1 Required Emergency Systems

2026 NFPA 10

Standards for Portable Fire Extinguishers

Chapter 7

Inspection, Maintenance, and Recharging

- 7.3.3 Annual Internal Examination of Certain Types of Extinguishers
- 7.3.3.1 Maintenance Intervals

CET2604-0004

City of Tavares
vs.
Christopher Wickson
Crystal Wickson
321 N. New Hampshire Avenue
Tavares, Florida 32778

Location: 321 N. New Hampshire Avenue
Tavares, Florida 32778

Violation: **Florida Building Code**
Section 105.1

International Property Maintenance Code
Section 303 **Swimming Pools, Spa and Hot Tubs**
303.2 Enclosures

CET2604-0021

City of Tavares
vs.
321 Ianthe Street LLC.
750 N. Orange Avenue
Apartment 4202
Orlando, Florida 32801-7316

Location: 321 W. Ianthe Street, Apartment 6
Tavares, Florida 32778

Violation: **International Property Maintenance Code**
Section 305 **Interior Structure**
305.3 Interior Surfaces
305.4 Stairs and Walking Surfaces

CET2605-0003

City of Tavares
vs.
Long Farms North Limited Partnership
28729 Squirrel Point Road
Tavares, Florida 32778

Location: 457 S. Duncan Drive
Tavares, Florida 32778

Violation: **NFPA 101-FL** **Life Safety Code with Florida Amendments**
Chapter 7 **Means of Egress**
7.9 Emergency Lighting
7.9.3.1 Required Emergency Systems

2026 NFPA 10 **Standards for Portable Fire Extinguishers**
Chapter 7 **Inspection, Maintenance, and Recharging**
7.3.3 Annual Internal Examination of Certain Types of Extinguishers
7.3.3.1 Maintenance Intervals

CET2606-0016
(Repeat Violation)

City of Tavares
vs.
Thompson & Votaw LLC.
Akber M. Jamal (Registered Agent)
3015 Windchime Circle West
Apopka, Florida 32703

Location: 1248 Wells 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)**

Administrative Business:

Order of Compliance	City of Tavares vs. Harlan Root II	1195 Wells Avenue	CET2603-0004
Order of Compliance	City of Tavares vs. Jason Gronlund	1114 Estate Drive	CET2507-0011

Future Business:

25 August 2026	Code Enforcement Special Magistrate Hearing (tentative)
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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.