

# CITY OF TAVARES

CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING AGENDA  
22 JANUARY 2019  
COUNCIL CHAMBERS - 5:00 P.M.

## Call to Order

## Approval of Minutes:

OCTOBER 2018

Code Enforcement Special Magistrate Hearing

NOVEMBER 2018

Code Enforcement Special Magistrate Hearing

## Old Business:

|              |                                              |                                |                              |
|--------------|----------------------------------------------|--------------------------------|------------------------------|
| CET1808-0035 | City of Tavares vs. American Adult Care LLC. | Request for Reduction in Fines | \$11,876.82                  |
| CET1808-0036 | City of Tavares vs. American Adult Care LLC. | Request for Reduction in Fines | \$11,876.82                  |
| CET1708-0021 | City of Tavares vs. American Adult Care LLC. | Request for Reduction in Fines | \$131.68 (cannot be reduced) |
| CET1708-0020 | City of Tavares vs. American Adult Care LLC. | Request for Reduction in Fines | \$131.68 (cannot be reduced) |
| CET1708-0022 | City of Tavares vs. American Adult Care LLC. | Request for Reduction in Fines | \$131.68 (cannot be reduced) |

## New Business:

### **CET1810-0010**

City of Tavares  
vs.  
Elvey T. Kirkland  
P.O. Box 403  
Tavares, Florida 32778

Location: 107 Ruby Street  
Tavares, Florida 32778

Violation: **City of Tavares, Land Development Regulations**  
Section 12-13 Nuisances Prohibited  
Section 12-23 Storage Prohibited  
Section 20-5 General Off-Street Parking Criteria.  
Section 12-16 Accumulation of Mosquito Breeding Places  
Section 12-18 Accumulation, Excessive Growth Prohibited - Ordinance 2008-01

### **Code of Ordinances**

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

### **CET1810-0014**

City of Tavares  
vs.  
Stephan Clodwick Jr.  
1255 Wells Avenue  
Tavares, Florida 32778

Location: 1255 Wells Avenue  
Tavares, Florida 32778

Violation: **City of Tavares, Land Development Regulations**  
Section 12-13 Nuisances Prohibited  
Section 12-23 Storage Prohibited  
Section 12-16 Accumulation of Mosquito Breeding Places  
Section 12-15 Storage of Materials to Prevent Rat Harborage

**CET1810-0015**

City of Tavares  
vs.  
ARPI REIT, LLC.  
c/o American Homes 4 Rent  
Attn: Property Tax Department  
30601 Agoura Road, Suite 200PT  
Agoura Hills, California 91301

Location: 2261 Merry Road  
Tavares, Florida 32778

Violation: **Code of Ordinances**  
Sec. 12-4. Regulations for the parking, storing, or keeping of boats, boat trailers, recreational vehicles and trailer coaches.

**CET1809-0001**

City of Tavares  
vs.  
Lewis J. Henderson, Estate  
995 Mansfield Road  
Tavares, Florida 32778

Location: 995 Mansfield Road  
Tavares, Florida 32778

Violation: **International Property Maintenance Code**  
**Section 108.1 Unsafe Structures and Equipment**  
108.1.5 Dangerous structure or premises  
**Section 301 General**  
301.3 Vacant structures and land  
**Section 304 Exterior Structure**  
304.1.1 Unsafe Conditions  
304.7 Roofs and Drainage  
**Section 308 Rubbish and Garbage**  
308.1 Accumulation of rubbish or garbage

**CET1811-0013**

City of Tavares  
vs.  
Phillip T. Baker  
Tonya M. Baker  
916 Druid Place  
Tavares, Florida 32778

Location: 916 Druid Place  
Tavares, Florida 32778

Violation: **City of Tavares, Land Development Regulations**  
Section 20-5 General Off-Street Parking Criteria.  
  
**City of Tavares, Code of Ordinances**  
Sec. 12-4. Regulations for the parking, storing, or keeping of boats, boat trailers, recreational vehicles and trailer coaches.

**CET1811-0005**

City of Tavares  
vs.  
Elizabeth M. Standage  
19314 Otters Wick Way  
Land O' Lakes, Florida 34638-7772

Location: 3865 Bayshore Circle  
Tavares, Florida 32778

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

**CET1809-0017**

City of Tavares

vs.

Dianne B. Steverson, Estate  
23601 Kays Way  
Astatula, Florida 34705

Location: 209 Jean Street  
Tavares, Florida 32778

Violation: Land Development Regulations  
Section 20-5 General Off-Street Parking Criteria.  
Section 12-23 Storage Prohibited  
Section 12-13 Nuisances Prohibited

Code of Ordinances

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

**Administrative Business:**

**Future Business:**

26 February 2019 Code Enforcement Special Master 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 Code Enforcement Secretary at least two (2) working days in advance of the meeting date and time at (352) 742-6209.