

MINUTES OF THE SPECIAL MAGISTRATE HEARING TOWN OF LADY LAKE, FLORIDA

December 17, 2024

The regular meeting of the Special Magistrate was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida.

TOWN STAFF PRESENT

Lori Crain, Senior Code Enforcement Officer; Denise Williams, Code Enforcement Officer; and Carol Osborne, Deputy Town Clerk; Cpl. Adam Cronk, Lady Lake Police Department.

CALL TO ORDER

Joshua Bills, Special Magistrate, called the meeting to order at 10:30 a.m.

PLEDGE OF ALLEGIENCE

All who were present stood and recited the Pledge of Allegiance.

EXPLANATION OF PROCEDURE

Special Magistrate Joshua Bills explained to the public that this is a quasi-judicial hearing, which means that he has not seen or heard any evidence or testimony from staff or outside parties, other than cases that have been continued from a public meeting, as this would be in violation of ex-parte rules. He explained that staff will present their case and testimony, and he will ask any questions he deems necessary. At that time, the owner or interested party will be able to present their testimony or evidence and staff will have an opportunity to rebut. The Respondent(s) have the right to represent and question their own witnesses and any witnesses testifying against them and introduce exhibits. The Special Magistrate is also permitted to ask questions of either party and/or witnesses, if desired.

Evidence submitted as an exhibit to any case, such as pictures and written statements, will become a permanent part of the case and made part of the record. Once part of the record, it is possible that these items will not be returned to the Respondent(s). Please be aware that electronic submittals, such as pictures on your phone, cannot be made a part of the record. All items included in the record must be in a hardcopy or printed format.

All testifying witnesses shall be sworn in by the Clerk.

The Special Magistrate advised that all testimony is to be directed to him only. Please keep comments courteous.

The Special Magistrate has the discretion to continue a hearing at any time and may request additional information from either party. If a hearing is continued, a date certain for the continued hearing shall be announced at the public hearing.

Upon completion of all the evidence the case will be closed for public comment. The Special Magistrate will then immediately deliberate in open session before the public and will render his decision on the case.

Persons demonstrating disruptive or disorderly behavior at hearings or violating established rules of order will be called to order. If such conduct continues, a recess may be called and a request for the removal of such person(s) from the chambers upon a finding of “disorder”. The hearing will be adjourned if it is determined to be the appropriate action, or another appropriate action as permitted by law will be undertaken to restore order.

Although the public is welcome at the hearings of the Special Magistrate, they shall not be allowed to participate in or address the Special Magistrate during deliberation.

Violators shall contact Code Enforcement to confirm compliance. Upon notification by the code inspector that the Order of Enforcement has not been complied with by the time stated in the ruling, the Special Magistrate may execute an Order Imposing Fine in the amount set forth. A copy of the Order Imposing Fine shall be mailed to the Violator. A certified copy of the Order Imposing Fine may be recorded as a lien against the property and or business. A hearing is not statutorily required for the issuance of the Order Imposing Fine. The violator has a right to request a hearing on the fine imposition by written request to the Town of Lady Lake within twenty days of the commencement of the fine. The Order Imposing Fine shall advise the Violator of that right. When requested, such a hearing will be heard by the Special Magistrate. In some cases, fines will be recorded as a lien if not paid. The Respondent or business owner will receive a copy of the full Order regarding their case.

SWEARING IN

The Special Magistrate requested that anyone present who planned to speak at today’s hearing stand and be sworn in.

All individuals who planned to present information during the proceedings were sworn in. Those cases were heard first regardless of their order on the agenda.

APPROVAL OF MINUTES

1. Minutes of the October 24, 2024, Special Magistrate Hearing

The Special Magistrate accepted and signed the minutes of the October 24, 2024, hearing into the record as presented.

Senior Code Enforcement Officer Lori Crain advised of the following changes to the agenda: Case 24-2410 will not be presented; Case 24-02890, Case 24-002891; Case 24-003082, and Case 24-003084 were granted extensions and will not be presented.

OLD BUSINESS

2. Case 24-000287 — 466 Winners Circle, Devizia, Charles E — Minimum Standards Gen Structure Specifications Section 20-19(f); Minimum Standards Maint/Appearance Section 20-20, Standards; Nuisances Section 20-24(b), Property Adjacent to Dwellings; Section 7-46, Storage of Junk, etc., Prohibited; Section 7-67, Trash, Weeds, Vegetation; Order of Fine (Lori Crain)

Senior Code Enforcement Officer Crain presented this case stating that the Respondent was found in violation of the cited codes at the October 24, 2024, Special Magistrate hearing. An Order of Enforcement was entered with comply date of December 2, 2024, or \$50.00 daily fine will begin to accrue. The Respondent was not present.

Ms. Crain reported that since November 12, 2024, she has had several conversations with Mr. Devizia regarding the hearing dates, compliance date, and the financial consequence of noncompliance. She advised that she sent the notices more than twice via 1st class mail, certified mail, email, hand-delivered to Mr. Devizia, along with posting on the property. Ms. Crain stated that Mr. Devizia told her that he had not been receiving the notices.

Ms. Crain stated that Mr. Devizia requested a site inspection on December 9, 2024. When she arrived on site, Mr. Devizia stated that his property complies as far as the vantage point of public view. She reminded him that this case has been open since February 2024 and because he did not attend the Order of Enforcement hearing and, prior to entering the Order, the Special Magistrate considered her testimony and evidence, especially that proper notice was given to the Respondent as required by Florida State Statute. She also reminded Mr. Devizia that all of this was discussed when she hand-delivered the Order of Enforcement to him.

Ms. Crain stated that Mr. Devizia requested that she inspect his property from the vantage point of the complainants. She advised that requires access to the complainants' properties and she will need their permission. She stated that Mr. Devizia would not allow her access to the backyard to reinspect. She stated that she emailed the complainants on December 9, 2024, requesting access to their properties for reinspection of Mr. Devizia's property, and was denied access.

Ms. Crain advised that she and Mr. Devizia had an exchange of emails Dec. 11 and Dec. 12 regarding the condition of his property. Mr. Devizia stated that his property is clean and organized and there are no other complaints, and that he has not had any issues for 16 years. He stated that the interior renovations of his home caused him to place items outside on tarps and that may confuse some that this is how he lives. He indicated he has cut back the overgrowth of vegetation, planted grass seed, graded front yard and there is no junk stored on his property. Mr. Devizia stated that he is inviting Congressman Dan Webster to view his property and for Ms. Crain to remove all fines as he is in complete compliance.

Ms. Crain stated that she responded to Mr. Devizia's email informing him that he is incorrect, that she was not able to confirm the entire property was in compliance because he did not allow her to inspect the rear yard. She advised him that the fine will continue to accrue until complete compliance is confirmed, including paying the administrative fees. She explained that she cannot change the Special Magistrate's Order, and it is Mr. Devizia's responsibility to contact Code Enforcement to request the final inspection. Ms. Crain explained further that she will make her presentation to Special Magistrate, and he will render a final decision regarding the Order of Fine.

Ms. Crain stated that she explained to Mr. Devizia that the trailer of junk has been in the driveway during nearly every inspection, in view of the public. She agreed that he has made progress since February; some items and debris have been removed, yet new items appear, and this case has been open longer than most other cases with similar violations. She advised him that she will not continue to reply to any further emails from him stating his property is in compliance.

Ms. Crain stated that she received an email from Mr. Devizia on December 16, 2024, asking her to look at the date of the complaint regarding his fence that came down due to the storm. He indicated that a lot of people are looking into his property, some with cameras. Ms. Crain responded to his email stating that the most recent email is from the same complainant. She advised Mr. Devizia that people are permitted to take photos of his property from areas they can view, provided they do not trespass onto his property.

Staff recommendation: Find Respondent in violation of the Order of Enforcement; assess \$150.00 administrative fee in addition to the unpaid administrative fee from the first hearing. Enter a Fine that began to accrue on Dec. 3, 2024, at the daily rate of \$50.00 that will continue to accrue until complete compliance is obtained in this case. Total accrued amount to date is \$700.00. Further order complete compliance cannot be determined without a reinspection and the Respondent shall contact Code Enforcement to schedule final inspection.

Charles Devizia, 466 Winners Circle

Mr. Devizia stated that he agrees with much of Ms. Crain's testimony. He stated that he has worked to bring his property into compliance. He stated that he believes the complainant is the owner of a new manufactured home development near his property. He stated that his career was in construction and much of that equipment is in his backyard and he has been steadily selling many items. He stated that approximately eight years ago Code Enforcement advised him to build the front fence higher, so the equipment is not visible to public view. He stated that Ms. Crain took one picture when he allowed her access to the backyard. He advised that he has removed a lot of bamboo from his property and a lot more remains.

Mr. Devizia stated that when Ms. Crain arrived on December 2 and commented on the condition of the property, he explained to her that he had placed items to recycle on one side of the property. He insisted that he complied at that point because Ms. Crain told him that he needed to move those items. He stated that when the fence came down (he stated that the fence belongs to the mobile home development) many people began to take pictures of his backyard. He wondered if Ms. Crain knew that the fence was coming down that day because she was present.

Mr. Devizia reiterated that he has removed many items and that his backyard is clean. He stated that he will have the congressman view it as well. He stated that he pointed out the raised gardens beds that had been covered in bamboo to Ms. Crain. He stated also that there is a federal case against him currently, that the interior of his home is being renovated and the household items had to be moved outside.

Mr. Devizia stated that Ms. Crain is fair, and he never banned her from his property. He stressed that he has made steady progress cleaning up his property. He stated that he recently began receiving social security and, with everything he has explained, he asked the Special Magistrate for understanding. He advised that he has had medical issues due to cleaning up his property, financial issues, and other issues. He stated that there are other properties in similar or worse conditions, yet he feels he is being singled out.

The Special Magistrate verified with Mr. Devizia that he is testifying that there are items in his backyard that is evidence in a federal case.

Mr. Devizia replied affirmatively.

The Special Magistrate asked how much of the junk remains in the backyard.

Mr. Devizia stated that there are approximately five gas-powered machines, raised garden beds, exercise equipment, some reclaimed wood, step ladders and extension ladders. He

stated that the perimeter is completely clean. He stated that he began installing a French drain because a part of the driveway floods. Ms. Crain advised him that he could not have an open area and that he needed to fill it in.

The Special Magistrate asked Mr. Devizia how much time he needs to complete cleaning up.

Mr. Devizia stated that cleanup should take approximately two weeks. He would like Ms. Crain to conduct an inspection and review the violations individually.

The Special Magistrate asked Mr. Devizia if he has an objection with Ms. Crain viewing his backyard.

Mr. Devizia replied that he does not have objection, adding that it is always open. He stated that he is always at his property unless he has an appointment or shopping.

Mr. Devizia stated that postal delivery people do not get out of their vehicle at his house and that he truly did not know about the hearing on October 24th. He stated that he would have attended.

The Special Magistrate explained to Mr. Devizia if he grants more time, it is conditional upon him cooperating with Code Enforcement. He stressed Code Enforcement must enforce the town's code, and they are not singling him out specifically.

The Special Magistrate asked Ms. Crain if she has rebuttal to Mr. Devizia's testimony.

Ms. Crain stated that Mr. Devizia signed for the hearing notice. She stated that they disagree on what is and is not junk, along with cleanliness.

The Special Magistrate stated the goal of Code Enforcement is to achieve compliance, and that this case will be continued to the Special Magistrate hearing on January 23, 2025. He stressed that he needs to see pictures of the backyard, which requires Mr. Devizia to allow Code Enforcement access to his backyard.

The Special Magistrate advised Mr. Devizia that he may disagree with Code Enforcement when he is instructed to remove certain items, yet ultimately, they know the town's codes.

The Special Magistrate advised Mr. Devizia that the Order of Enforcement remains in effect and the fine will continue to accrue. He stressed that he must see pictures of the backyard.

The Special Magistrate continued this case to the January 23, 2025, Special Magistrate hearing.

3. Case 24-000974 — 525 Dowling Circle, Banks Mary E — Minimum Standards – General Structure Specifications Section 20-15, Compliance Required; Light/Ventilation Section 20-

17; Sanitation Section 20-18; General Structures Specifications Section 20-19; Minimum Standards Maint/Appearance Section 20-20(a)(1); Unsafe Dwelling Section 20-21; Minimum Standards Repairs Section 20-22; Responsibilities of Owners Section 20-23(a)(4; Abandoned property Section 20-78; Building Codes Section LDR 16-1(a) In General; Building Permit Section LDR 16-52(a), Permit Requires; Order of Fine (Denise Williams)

Code Enforcement Officer Williams presented this case stating an Order of Enforcement was entered at the July 23, 2024, Special Magistrate hearing. The Respondent was present and was found in violation of all the cited code sections. A \$150.00 administrative fee was imposed. The Respondent was given until November 21, 2024, to pay the administrative fee and to bring the property into complete compliance or a daily fine of \$100 will begin to accrue on November 22, 2024, until the property is brought into complete compliance. The required notices were sent to the property owner via first class and certified mail.

Ms. Williams stated that she was in constant contact with the Respondent and/or her son, Daniel Chen, answering their questions, advising them on procedures and advising them on which violations remained noncompliant, such as obtaining After-the-Fact permits. Ms. Williams stated that Ms. Banks told her that she had difficulty finding a contractor and that the Hurricane in October put them behind schedule.

Staff recommendation: Find the Respondent in violation of the Order of Enforcement dated July 23, 2024; impose an administrative fee of \$150.00 for this hearing; enter an Order of Fine in the amount of \$2,500.00, which is the total amount accrued to date of the \$100.00 daily fine that began to accrue on November 22, 2024. The daily fine will continue to accrue at this rate until full compliance is obtained. The fine and fees are to be paid in full to the Town of Lady Lake by 5:00 PM, Thursday, January 10th, 2025, or all will be recorded as a lien against the property.

The Special Magistrate asked Ms. Williams what issues remain to be completed.

Ms. Williams advised that permits need to be obtained for restoring the load-bearing wall where the demolition of the closet was located, restoring the living room wall and the perpendicular frame wall due to structural damage, along with an electrical permit. Once the permits have been issued, the building official will conduct the inspections. The electric panel requires inspection. The cold-joint stucco cracks on the exterior of the lanai need repaired, the French drain needs installed, or the lanai floor needs to be raised to prevent further water intrusion, and the damaged trim elements around the shower need to be restored. All these items require inspection as well.

Mary Banks, 525 Dowling Circle

Ms. Banks stated that when she requested additional time to complete the repairs at the Order of Enforcement hearing, she did not know how much time would be needed. She stated that it has been difficult finding reliable contractors, and the seriousness of the damages required more than one contractor. She advised that Ms. Williams received reports from the contractors when a repair or inspection was completed. She stated that an electrician recently obtained a permit. She stressed that she has not been neglecting these repairs reiterating that it has been difficult finding reliable contractors.

Jerome Wilson, Jerome's Masonry

The Special Magistrate verified with Mr. Wilson that once the permit is issued, he will complete the job and call for inspection.

Ms. Williams clarified that the electrical permit application was submitted by 3M Electric on December 9, yet it has not been issued. Furthermore, the permit application fee has not been paid and stressed that no electrical work can be performed until the permit is issued. She advised that the permit application submitted today by Mr. Wilson needs to be reviewed and approved by the building official, along with a rough inspection and a final inspection.

The Special Magistrate verified with Ms. Williams that she recommends imposing the fine and have the Respondent request a fine reduction when the property comes into compliance.

Ms. Williams replied affirmatively adding that this case was opened in April. She advised there have been multiple times during this time that she advised Mr. Chen and Ms. Banks that a contractor must complete the repairs, and yet several repairs were completed without a permit after they were instructed not to.

The Special Magistrate explained to the Respondents that the fine will be entered due to the amount of additional time granted at the Order of Enforcement hearing. The Special Magistrate stated that he can appreciate the difficulty in finding a contractor, and informed Ms. Banks that she may petition Ms. Williams to reduce the fine when the property comes into compliance. The Special Magistrate encouraged Ms. Banks to continue to work with Code Enforcement.

The Special Magistrate executed the Order of Fine based on the evidence and testimony presented. The Respondent shall pay a daily fine of \$100.00 commencing on November 22, 2024, for each day the property is not in compliance and shall continue to accrue at the daily rate until such time as the property is brought into compliance with the Town of Lady Lake Land Development Regulations and/or Code of Ordinances. The current total fine at the date of this Order is \$2,500.00. Respondents shall pay all costs associated with this

matter in the amount of \$150.00. All fines and costs shall be paid to the Town of Lady Lake by 5:00 PM, January 10, 2025. The Respondents shall receive a copy of the full Order.

4. Case 24-001925 — 404 Griffin View Dr., Clemente Maria — Minimum Standards Maint/Appearance Section 20-20(a)(1), Exterior Surfaces Maintained Adequately; Nuisances Section 20-24(b), Property Adjacent to Dwellings; Section 7-67, Trash, Weeds, Vegetation; Order of Fine (Lori Crain)

Senior Code Enforcement Officer Crain presented this case stating that the Respondent was found in violation and established as a Repeat Offender. The Order of Enforcement was entered, \$150.00 administrative fee assessed, and the Respondent was allowed until November 25, 2024, to comply or a daily fine of \$50.00 will begin to accrue. No one was present for the Respondent. The required notices were sent via first class and certified mail; both were returned unclaimed. No further compliance noted at the November 26, 2024, post hearing inspection.

Ms. Crain advised that the Town Manager received a certified letter from Maria Clemente essentially accusing Code Enforcement of continuous harassing letters, that she has the right to live on her property as she chooses and does not need permits or inspections for work on her property. Her letter further stated that she does not believe the Town should accept complaints from citizens via the online portal. Ms. Crain stated that she presented the Town Manager with pictures of the property and advised him that this case was complaint-driven and has been open since mid-June.

Staff recommendation: Find Respondent in violation of the Order of Enforcement dated October 24, 2024; assess administrative fee of \$150.00 that must be paid in addition to the unpaid administrative fee from the October hearing. Impose the daily fine of \$50.00 that began accruing on November 26, 2024, and will continue to accrue until the property comes into complete compliance. Total accrued to date is \$1,050.00.

The Special Magistrate stated for the record that no one from the public is in attendance.

The Special Magistrate executed the Order of Fine based on the evidence and testimony presented. Respondent shall pay a fine in the amount of \$50.00 per day commencing on November 25, 2024, for each day the property is not in compliance and shall continue to accrue at the daily rate until such time as the property is brought into compliance with the Town of Lady Lake land Development Regulations and/or Code of Ordinances. Current total fine at the date of this Order is \$1,050.00. Respondent shall pay all costs associated with the case in the amount of \$150.00, in addition to the unpaid \$150.00 administrative fee from the October 24, 2024, hearing. All fines and costs shall be paid to the Town of Lady

Lake by 5:00 PM, January 16, 2025, and bring the property into compliance to cure the cited violation(s). The Respondent shall receive a copy of the full Order.

NEW BUSINESS

5. Case 24-002410 — 219 Oak Hill Rd., 219 Oak Hill Land Trust — Abandoned Property Section 20-78-(b), Occupied, in Default; Order of Enforcement (Denise Williams)

This case was not presented.

6. Case 24-002673 — 464 Winners Circle, Van Frank & Thu — Minimum Standards Maint/Appearance Section 20-20; Order of Enforcement (Lori Crain)

Senior Code Enforcement Officer Crain presented this case stating that she received complaints of several properties in this community storing/parking vehicles in yards. She left a door hanger on car at the subject property advising to stop parking vehicles in the yard. Subsequent site inspections resulted in noncompliance. A Courtesy Notice was sent to the property owners per the address on the Lake County Property Appraiser website and returned undeliverable.

Ms. Crain stated she spoke to a tenant, Shayna Johnson, at the property on August 21, 2024, gave her a verbal Courtesy Notice, and asked her to park on the driveway or legally on the street. She stated when she explained to Ms. Johnson that there is no vegetation on the side yard, she stated that it is difficult to grow grass because it is a shaded area and sandy. Ms. Crain advised the Ms. Johnson that she would notify the property owner that they are required to provide off-street parking, if necessary. Ms. Johnson asked Ms. Crain not to notify the property owner; they do nothing for them on the property.

Ms. Crain stated that all subsequent site inspections resulted in the property remaining noncompliant as vehicles were present in the yard, and all required notices sent to the property owners were returned, “not deliverable as addressed”. She arrived at the property on November 13, 2024, to post the Hearing Notice and personally delivered it to Ms. Johnson. Site inspections conducted on Dec. 09, 2024, and Dec. 16, 2024, resulted in the property remaining noncompliant.

Staff recommendation: Find the Respondents in violation of the cited codes, assess \$150.00 administrative fee; allow Respondents to December 31, 2024, to cease parking in front or side yards, or a \$25/day fine will be assessed for every day a vehicle is observed in the yard and not parked in the driveway or legally on the street from January 1 – January 31, 2025. Case will be scheduled for Order of Fine hearing if required on February 27, 2025.

The Special Magistrate stated for the record that no one from the public is in attendance.

The Special Magistrate stated that based on the evidence and testimony in this case an Order of Enforcement is warranted. The Respondent shall pay all costs associated with this matter in the amount of \$150.00. The Respondents shall have until 5:00 p.m., December 31, 2024, to bring the property into compliance to cure the cited violation(s), including payment of all costs. Failure to bring the property into compliance with the cited code(s) shall result in an Order of Fine being entered at the rate of \$25.00 per day to commence on January 1, 2025, for each day the Property is not in compliance and will continue to accrue at the daily rate until such time as the Property comes into compliance. The Respondent shall receive a copy of the full Order.

7. Case 24-002890 — 917 Teague Trail., Elite RV and Boat Storage Villages LLC — Nuisances Section 7-67, Trash, Weeds, Vegetation; Order of Enforcement (Denise Williams)

This case was not presented; extension granted.

8. Case 24-002891 – 905 Teague Trail, Elite RV and Boat Storage Villages LLC — Nuisances Section 7-67, Trash, Weeds, Vegetation; Order of Enforcement (Denise Williams)

This case was not presented; extension granted.

9. Case 24-003082 – 919 Teague Trail, Elite RV and Boat Storage Villages LLC — Nuisances Section 7-67, Trash, Weeds, Vegetation; Order of Enforcement (Denise Williams)

This case was not presented; extension granted.

10. Case 24-003084 – 281 Griffin Ave., Griffin Ave., Elite RV and Boat Storage LLC — Nuisances Section 7-67, Trash, Weeds, Vegetation; Order of Enforcement (Denise Williams)

This case was not presented; extension granted.

11. Case 24-003298 – 1234 Padgett Circle, Albu Diana A & Jamie Gartland — Establish Repeat Offender (Denise Williams)

Code Enforcement Officer Williams presented this case stating that on October 29, 2024, she observed Repeat Violations on this property, including high grass, overgrowth, trash, and a dilapidated fence. She sent a combined Violation Notice and Hearing Notice to the property owners by certified mail. It was returned undeliverable on Nov. 22, 2024. A copy of the combined Violation Notice and Hearing Notice was also emailed to the property owners. The property was posted on Nov. 21, 2024.

Ms. Williams stated that she received an email from the property owner stating that the property had been sold, the closing fell through and that he would be coming down to the area on Nov. 26, 2024. She stated that she replied and advised him that this property has not

been maintained regularly, and as previously stated he needed to hire a landscaping company or a property manager to keep up with the property in his absence. She stated that she explained that this case was still going to be presented at the December Special Magistrate hearing.

Ms. Williams advised that some progress toward compliance was noted at the Dec. 02, 2024, site inspection. The grass had been mowed and the overgrowth on the fence had been removed, and the sections of fallen fence had been repaired. However, there still was a tarp or some type of debris or trash still laying in the backyard.

The property owner emailed Ms. Williams on Dec. 10, 2024, stating that he made all the required corrections, and he advised that he would be attending the Hearing. Ms. Williams advised him of her findings at the recent site inspection, reminding him that while she is aware that he is selling the property, he is responsible for maintaining it until it is sold. Mr. Gartland informed Ms. Williams that the item in the backyard was not a tarp or debris, it is a kid's inflatable island in poor condition. He stated that he would have it removed from the property.

Staff recommendation: Find the Respondent(s) in violation of the cited codes, impose an administrative fee of \$150.00, and allow the Respondents until January 10, 2025, to bring the Property into compliance, or a daily fine of \$50.00 will begin to accrue until the Property is brought into complete compliance. If the Property is not brought into complete compliance by this date or if the administrative fee is not paid by this date, an Order of Fine will be recommended at the January 23, 2025, hearing. Further Order that the Respondents be established as Repeat Offenders and any future violations on property owned by the Respondents will be cited as repeat violations.

The Special Magistrate asked Ms. Williams what do the property owners need to do to bring the property into compliance.

Ms. Williams explained that she conducted a site inspection on Dec. 16, 2024, and the property is currently in compliance.

The Special Magistrate advised that the Order will be amended to reflect this update.

The Special Magistrate stated for the record that no one from the public is in attendance.

The Special Magistrate stated that based on the evidence and testimony in this case an Order of Enforcement is warranted. The Respondent shall pay all costs associated with this matter in the amount of \$150.00. The Respondent shall have until 5:00 p.m., January 10, 2025, to pay these costs to the Town of Lady Lake. The Order of Fine will be recommended

and presented by the Code Enforcement Officer at the January 23rd, 2025, Special Magistrate hearing. It is further Ordered that any future violations of the sections stated will be cited as Repeat Violations and the Property owners as a Repeat Offender. The Respondent shall receive a copy of the full Order.

ADJOURN

There being no further business, the meeting was adjourned at 12:13 p.m.

Joshua E. Bills, Special Magistrate

Carol Osborne, Deputy Town Clerk