SPECIAL MAGISTRATE HEARING AGENDA
TOWN OF LADY LAKE, FLORIDA

All interested persons are cordially invited to attend this public meeting.

DATE AND TIME

Tuesday, January 23, 2024 at 10:30 a.m.

PLACE

Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake

CALL TO ORDER

Special Magistrate Joshua E. Bills, Esquire

PLEDGE OF ALLEGIANCE

EXPLANATION OF PROCEDURE

SWEARING IN

A. APPROVAL OF MINUTES

Minutes of the December 14, 2023, Special Magistrate hearing

B. NEW BUSINESS

1. **Case 23-000501 — 214 Skyline Dr., Robin Guy Van Sant — Order of Enforcement (Denise Williams)**
   - Minimum Standards — General Structure Specifications Section 20-19(a)(1), Weatherproof & Watertight
   - Minimum Standards —Maintenance/Appearance Section 20-20(a)(1), Exterior Surfaces Maintained Adequately
   - Nuisances — Section 7-46, Storage of Junk, etc., Prohibited
   - Outside Storage — Section LDR 9-2(h)(1), Residential Uses
   - Nuisances — Section 7-67, Trash, Weeds, Vegetation
2. **Case 23-000552 — 132 South 27/441, Rosan Realty Inc. — Establish Repeat Offender (Denise Williams)**
   - Building Permit —Section LDR 16-52(a), Permit Required
   - Signs — General Regulations Section LDR 17-2, Permit Required
   - Signs — General Regulations Section LDR 17-3(c), Illumination of Signs

- Prohibited Signs — Section LDR 17-7(a)(1), No Permit
- Prohibited Signs — Section LDR 17-7(a)(8), Flashing

3. **Case 23-001273 — 201 Ann St., Norma Agustin — Order of Enforcement (Denise Williams))**
   - Nuisances — Section 7-46, Storage of Junk, etc., Prohibited
   - Outside Storage — Section LDR 9-2(h)(1), Residential Uses
   - Minimum Standards — General Structure Specifications, Section 20-19(f), Structures Free from Infestations; Fences, Walls in Good Condition
   - Nuisances — Section 7-67, Trash, Weeds, Vegetation
4. **Case 23-002071 — 225 Morningside Ave., Gregory's Place Property Owners Assn., Inc — Order of Enforcement (Lori Crain)**
   - Nuisances — Section 7-67, Trash, Weeds, Vegetation
5. **Case 23-002509 — 812 Hibiscus Dr., David R. Morelli — Establish Repeat Offender (Lori Crain)**
   - Minium Standards — Maintenance/Appearance Section 20-20(c), Yards, Vegetation, Hazards
   - Nuisances — Section 7-67, Trash, Weeds, Vegetation
   - Right-of-Way General Regulations — Section LDR 15-113(i), Restored to Original Condition
6. **Case 23-002601 — 924 April Hills Blvd., Marisela Mendez — Establish Repeat Offender (Lori Crain)**
   - Right-of-Way General Regulations — Section LDR 15-113 (i), Restored to Original Condition
   - Right-of-Way General Regulations — Section LDR 15-113(i), (10), Grass and Mulch Replaced
   - Vehicles, Parking & Obstructions — Section 17-26(b), Commercial Vehicles Prohibited in Residential
7. **Case 23-002707 — 207 Brevard Ave., William K. Maddox — Establish Repeat Offender (Lori Crain)**
   - Minimum Standards — Maintenance/Appearance Section 20-20(a)(5), Vacant Property Secured
   - Minimum Standards — Maintenance/Appearance Section 20-20(b), Deficient Property & Blight

- Nuisances —Section 20-24(b), Property Adjacent to Dwellings
- Nuisances — Section 7-46, Storage of Junk, etc., Prohibited
- Nuisances — Section 7-67, Trash, Weeds, Vegetation
- Unsafe Dwellings — Section 20-21(a), Abandoned & Open

8. **Case 23-002724 — 103 North Clay Ave., Hien D. Nguyen — Order of Enforcement (Lori Crain)**
   - Nuisances — Section 7-67, Trash, Weeds, Vegetation
9. **Case 23-002768 — 684 North Hwy 27/441, ARG RALLAFL001 — Order of Enforcement (Denise Williams)**
   - Commercial Minimum Standards — Section 20-51(a), Nuisances & Hazards
   - Commercial Minimum Standards — Section 20-51(b), Exterior/Interior Conditions
   - Responsibilities of Owners — Section 20-54(a), Commercial Clean and Safe
   - Signs — General Regulations Section LDR 17-3(b), Construction and Maintenance
   - Building Permit — Section LDR 16-52(a), Permit Required

ADJOURN

Please contact the Town Clerk's Office with any questions at 352-751-1501. This public hearing is being conducted in a handicapped-accessible location. Any handicapped person requiring special accommodation or an interpreter for the hearing or visually impaired should contact the Clerk's Office at least two days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751-1565.

If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) One or more members of any other Town Board or Committee may be in attendance at this meeting.