

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

May 22, 2025

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; Sgt. Dennis Pranouskes, Lady Lake Police Department; and Carol Osborne, Deputy Town Clerk.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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 be 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 the comments courteous.

The Special Magistrate has the discretion to continue a hearing at any time and may request additional information from either party. If the 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.

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

APPROVAL OF MINUTES

1. Minutes of April 24, 2025, Special Magistrate Hearing

The Special Magistrate accepted and signed the minutes of April 24, 2025, hearing into the record as presented.

OLD BUSINESS

2. Case 23-002948 — 38624 Rolling Acres Road, T Lovell Alpha LP — Minimum Standards Maint/appearance Section 20-20(a) and (a)(5); Section 20-20(b) Nuisances Section 20-24(b). Order of Fine (Lori Crain)

Senior Code Enforcement Officer Crain began her testimony by stating that the case was presented to the Special Magistrate on April 24, 2025. An Order of Enforcement was entered as the Respondent was found in violation, assessed \$150.00 administrative fee, and allowed to May 14, 2025, to comply or a \$50.00 per day fine would begin to accrue. No one was present for the Respondent. After the hearing, Officer Crain signed the Certificate of Service and sent it via first-class and certified mail to the Respondent. It was delivered May 3, 2025.

Officer Crain stated that she received a voicemail on April 29, 2025, from the property owner, Mr. Warren Lovell. He requested a call back as he does not know what the problem is. On call back Officer Crain explained the structures need to be boarded up and secured from trespassers/homeless, etc. He stated that he is out of the country at this time but is going to have it demolished. He asked about the fine. She explained the \$150.00 administrative fee and the \$50.00 per day fine that will begin after May 15, 2025. He stated he understood and would begin looking for a demolition contractor

Officer Crain stated that on May 05, 2025, she received a phone call from Mr. Lovell. He stated that he does not agree the cited codes apply because his property cannot be viewed from the street, all the windows are secured, not broken, and the property is not a blight issue. He did agree that the front door is standing open and a refrigerator is on the front porch, as someone attempted to steal it. Officer Crain advised Mr. Lovell that the property needs to be secured to prevent access from trespassers and becoming a liability. Also, the vegetation needs attention. She advised that she would review the verbiage of the codes.

Officer Crain reported that she discussed the case with Growth Management Director, Thad Carroll. The property is visible from Grove View Avenue and other adjacent residential properties. The Respondent can challenge the Order of Enforcement at the Order of Fine hearing if he desires and does not agree with the Special Magistrate's findings and Order. Officer Crain stated that she relayed this information in a voice mail to Mr. Lovell, explaining that due to all the overgrowth, she is unable to get close enough to the structure and is unsure of the status and condition of the pool and lanai, and that the pool could hold stagnant water. She added that the property is a nuisance, a safety hazard and a liability because someone made access to the structure

previously in an attempt to steal the refrigerator. She added that she scared cats out of the structure when driving into the property.

As of May 14, the property remained in the same condition, and the administrative fee remains unpaid to date. The Affidavit of Non-Compliance was prepared and sent via certified mail to the property owner. A pre-hearing inspection was conducted on May 19, 2025. No progress observed on property, and the administrative fee remains outstanding.

Staff Recommendation: Find Respondent in violation of the Order of Enforcement, assess \$150.00 administrative fee; and impose a fine in the amount of \$500.00 which is the total amount accrued to date of the \$50 daily fine that began on May 15, 2025, and will continue to accrue until complete compliance is obtained. Further order the total of fees and fines may be recorded as a lien against the property and the owner.

The Special Magistrate stated for the record that no one from the public was 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 May 15, 2025, 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 the Order is \$500.00. Respondent shall pay all costs associated with the case in the amount of \$150.00 in addition to the outstanding administrative fee from the Order of Enforcement hearing. All fines and costs shall be paid by 5:00 p.m., June 16, 2025, and bring the property into compliance to cure the violation(s) described above. The Respondent shall receive a copy of the full Order.

3. Case 23-003051 — 304 Hwy 466, Jonathan M. and Princy P. Fears — Order of Fine; (Lori Crain)

Senior Code Enforcement Officer Crain began her testimony stating that this case was presented at the January 23, 2025, Special Magistrate hearing. Ms. Princy Fears, property owner, attended the hearing and spoke on the owners' behalf. She explained the tenants are cleaning up, however, very slowly. The eviction process was started but the tenants contested the eviction date. The Special Magistrate suggested allowing Respondents more time as the eviction hearing had not been scheduled at that time but would be sometime in April. Town Staff modified its original recommendation and removed the Repeat Offender status request. Respondents were found in violation of all codes stated, assessed \$150.00 administrative fee, and allowed until April 30, 2025, to bring property into compliance or a \$50.00 per day fine would begin. The Order of Fine hearing is set for May 22, 2025, if required. It was also noted if the Respondents have more delays due to

the court, they are to provide this at the May hearing so Code Enforcement and the Special Magistrate would consider allowing more time. After the hearing, Officer Crain stated that she signed the Certificate of Service on the Order of Enforcement and sent it via first-class and certified mail to the property owners as well as email. It was delivered on January 28, 2025.

On April 9, 2025, Finance Director, Pam Winegardner copied Officer Crain on an email sent to Waste Management customer service: another bulk pickup was needed at the property as Mr. Jon Fears is trying to get his tenants to clean up the property. Officer Crain stated that she forwarded the email onto Ms. Kimberly Rainwater, Residential Route Manager of Waste Management, and she immediately ordered the pickup. Officer Crain advised that the administrative fee was paid on April 14, 2025.

Officer Crain stated that she received a phone call from Jon Fears on April 21, 2025, who stated that a lot of work had been done on the property. The tenants have spent two weeks on the property cleaning up and removing things. The presiding judge on the eviction case stated that the owners could decide what to do about the eviction and when to proceed. Mr. Fears was scheduled to meet with tenants the next day and requested Officer Crain to accompany them.

Officer Crain stated that she met with the property owners onsite on April 22, 2025. She and Mr. and Mrs. Fears, property manager Joey, and Shelly, one of the tenants, walked the property. Officer Crain advised repeatedly of the things that need to be removed by the comply date or fines will start to accrue against Mr. and Mrs. Fears. Shelly stated that she understood.

Officer Crain noted that she observed two adjacent properties had installed wood privacy fences recently.

On April 29, 2025, Officer Crain stated that because of the notice she sent for the unpermitted fence, she had a phone conversation with the owner of 308 Hwy 466, the property immediately west of the Fears' property. He stated he put up the fence only on that side to block the terrible view of the back and side yard at 304 Hwy 466. He also made Officer Crain aware that the dilapidated fence from 304 is 20 feet onto his property. This fence was installed by the tenant without the required permit a couple of years ago.

Officer Crain stated that the comply date stated that the post-hearing inspection was scheduled for Monday, May 5, 2025, five days after the ordered comply date of April 30, 2025, in the Order of Enforcement. Officer Crain stated that she met with Mr. and Mrs. Fears, Joey, and the tenant Shelly. She reported that a lot of work had been done as indicated by the heaping mound of garbage at the curb, however, complete compliance was not yet obtained. She stated that Mr. Fears and Joey will take over the clean-up to get it done as quickly as possible after the tenants are evicted. She stated that she discussed at length about the accruing fine, the Order of Fine, and

their options. She stated that she entered the \$50.00 daily fine to start retroactively from May 1, 2025, and advised them that the Town will work with them to come to an agreement at the Order of Fine hearing on May 22, 2025.

Officer Crain stated that she received a phone call from Shelly on May 6, 2025. She felt that Town was not being fair and that they will never come into compliance because Officer Crain continues to identify new things that need to be removed or cleaned up. Officer Crain stated that she explained to Shelly that things that were hidden under the first layers of junk become visible as more junk is removed. Officer Crain stated she reminded Shelly that this case has been open for over one year and that she has granted several extensions that allowed plenty of time for them to come into compliance.

Officer Crain stated that she conducted a site inspection on May 12, 2025, and observed a large pile of unorganized junk remaining at the street from the previous week including landscape and yard debris. She prepared and sent the Affidavit of Non-Compliance by certified mail and emailed it as well.

At the pre-hearing inspection conducted on May 20, 2025, Officer Crain stated that she observed a lot of progress toward compliance. Ms. Fears and Joey were on site. The tenants had moved out May 16, but planned to return to retrieve more of their remaining belongings from the front yard.

Staff Recommendation: assess \$150.00 administrative fee and allow Respondents until June 15, 2025, to bring the property into compliance in its entirety, including removal of unpermitted structures and fence; Defer the daily accruing fine until June 16, 2025. If the property is not in compliance the \$50.00 per day fine will begin to accrue until complete compliance is obtained. Respondents will have 15 days from the date of compliance to pay the accrued fine and administrative fee or request a hearing on a reduction of the fine. If neither action occurs by the 15th day, all fees and fine may be recorded as a lien against the property and property owners.

Princey Fears, 304 Highway 466

Ms. Fears stated that most of the property is clean. She presented the Special Magistrate with a copy of the Lake County Court docket regarding the tenants' eviction.

The Special Magistrate confirmed with Ms. Fears that she will bring the property into compliance by June 15.

The Special Magistrate executed the Order of Fine based on the evidence and testimony presented. Respondents shall pay a fine in the amount of \$50.00 per day commencing on June 16, 2025, for each day the property is not in compliance and shall continue to accrue until such time as the property is brought into compliance with the Town of Lady Lake Land Development

Regulations and/or Code of Ordinance. The Respondents shall pay costs associated with the case in the amount of \$150.00 and the accrued fine in 15 days from the date of compliance or shall request a hearing on reduction of fine. The previously ordered daily fine of \$50.00 that began to accrue on May 1, 2025, through today's date is hereby rescinded. If Respondents fail to obtain compliance, pay costs and accrued fine or request a hearing on reduction of fine by the 16th day, the Town Clerk is hereby ordered to record a certified copy of the Order of Fine and said Fine and costs shall constitute a lien against the Property and upon any other real or personal property owned by the Respondent in the State of Florida. The Respondent shall receive a copy of the full Order.

4. Case 24-002153 — 709 Megan Cir., Harold L Crume —Nuisances Section 7-46 and 7-67; and 20-24(b); Outside Storage Section LDR 9-2(h)(1); Minimum Standards General Structure Specifications Section 20-19(a)(1). Order of Fine (Denise Williams)

Code Enforcement Officer Williams presented the background for this case, stating an Order of Enforcement was entered by the Special Magistrate on April 24, 2025. The Respondent was not present but was found in violation of all Sections stated. A \$150.00 administrative fee was imposed; the Respondent was given until May 6, 2025, to pay the administrative fee and to bring the property into complete compliance or a daily fine of \$25.00 would start to accrue on May 7, 2025, until the property is brought into complete compliance. Officer Williams stated that she signed the Certificate of Service on April 24, 2025, and sent the Order of Enforcement to the Respondent by certified mail and first-class mail.

Officer Williams stated that she conducted a site inspection on May 7, 2025, and observed all the violations had been corrected and the property was in compliance, yet the administrative fee had been paid to date. The Affidavit of Non-Compliance was mailed to the property owner by certified mail and was delivered May 21, 2025.

Staff Recommendation: Please find the Respondent in violation of the Order of Enforcement dated April 24, 2025, and impose an administrative fee of \$150.00. Enter an Order of Fine in the amount of \$150.00, which is the administrative fee that has not been paid for the Order of Enforcement hearing on April 24, 2025. The fine and fees are to be paid in full to the Town of Lady Lake by 5:00 p.m., Monday, June 9th, 2025, or all will be recorded as a lien against the property.

The Special Magistrate executed the Order of Fine based on the evidence and testimony presented. Respondent shall pay \$150.00 outstanding administrative fee in addition to the costs associated with this Order of Fine hearing in the amount of \$150.00. All fines and costs shall be paid to by 5:00 p.m., Monday, June 9, 2025, or the total amount of \$300.00 will be recorded as a lien against the property. The Respondent shall receive a copy of the full Order.

**5. Case 24-000118 — 709 Megan Cir., Harold L Crume — Building Permit – Section LDR 16-52(a).
Order of Fine (Denise Williams)**

Code Enforcement Officer Williams presented the background for this case, stating an Order of Enforcement was entered by the Special Magistrate on April 24, 2025. The Respondent was not present but was found in violation of LDR 16-52(a). A \$150.00 administrative fee was imposed; the Respondent was given until May 6, 2025, to pay the administrative fee and to bring the property into complete compliance or a daily fine of \$25.00 will begin to accrue on May 7, 2025, until the property is brought into complete compliance. Officer Williams stated that she signed the Certificate of Service on April 24, 2025, and sent the Order of Enforcement to the Respondent by certified mail and first-class mail.

Officer Williams reported that she received a call from a man named, Sergio, on April 30, 2025. He inquired about the permit process and asked if the property owner could pull the permit for the wall and name him as a subcontractor. Officer Williams asked Sergio if he was a licensed contractor and he stated that he was not. She advised him that he could not perform the work.

Officer Williams stated that she received a call on May 5 from Jeffrey Thomas, stating that he is a state-licensed contractor and wants to help his friend correct this violation. Officer Williams stated that after giving Mr. Thomas the case details, she transferred him to the building department to register with the town so he could apply for the permit.

A post-hearing inspection was conducted on May 7. No permit had been submitted, and the administrative fee had not been paid to date. Officer Williams mailed the Affidavit of Non-Compliance to the property owner by certified mail, and is still pending delivery.

Officer Williams advised that a permit application was submitted on May 20, 2025, and is missing a document. The application is currently under review.

Staff Recommendation: Please Find the Respondent in violation of the Order of Enforcement dated April 24, 2025, and impose an administrative fee of \$150.00. Enter an Order of Fine in the amount of \$375.00, which is the total amount accrued to date of the daily fine of \$25.00 that began to accrue on May 7, 2025. 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 p.m., Monday, June 9th, 2025, or all will be recorded as a lien against the property.

The Special Magistrate executed the Order of Fine based on the evidence and testimony presented. Respondent shall pay fine in the amount of \$25.00 per day commencing on May 7, 2025, 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 \$375.00. Respondent shall pay costs associated with the case in the amount of \$150.00. All fines and costs shall be paid by 5:00 p.m., June 9, 2025, and bring the property into compliance to cure the violation(s) cited. The Respondent shall receive a copy of the full Order.

6. Case 25-000616 — 106 Mark Ave., Michelle L Howell and Joseph A Kemmer – Building Permit Section LDR 16-52(a); Fences and Walls Section LDR 9-4(a); Order of Fine (Lori Crain)

Senior Code Enforcement Officer Crain began her testimony by stating that this case was presented at the Special Magistrate hearing on April 24, 2025. The Special Magistrate found Respondents in violation, assessed \$150.00 administrative fee and gave them to May 12, 2025, to comply or a daily fine of \$100.00 would begin to accrue. The Respondents were established as Repeat Offenders and the Order of Fine hearing was scheduled for May 22, 2025, if required. No one was present for the Respondents. Officer Crain stated that she signed the Certificate of Service after the hearing and sent it via first-class and certified mail to the property owners. To date, it has not been delivered.

Officer Crain stated that she conducted a site inspection on May 13, 2025. She observed that the property remained non-compliant, there had been no communication from owners, and the administrative fee remained unpaid. The \$100.00 daily fine began to accrue on this date. Officer Crain stated that she sent the Affidavit of Non-Compliance by certified mail to the property owners. It has not been delivered to date.

At the May 19, 2025, pre-hearing inspection, the property remained non-compliant and the administrative fee unpaid.

Staff Recommendation: Find Respondents in violation of the Order of Enforcement, assess \$150.00 administrative fee, and impose a fine in the amount of \$900.00, the total amount accrued to date. The fine will continue to accrue until compliance is obtained. Further, order the fine and fees to be recorded as a lien against the owners and property.

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. Respondents shall pay fine in the amount of \$100.00 per day commencing on May 13, 2025, 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 \$900.00. Respondent shall pay costs associated with the case in the amount of

\$150.00; All fines and costs shall be paid by 5:00 p.m., June 12, 2025, and bring the property into compliance to cure the violation(s). The Respondents shall receive a copy of the full Order.

NEW BUSINESS

Case 25-000552, Case 25-000554, Case 25-000555 were presented together.

7. Case 25-000552 – 502 Palm Terrace, Tamburro Properties III LLC – Building Permit Section LDR 16-52(a); Order of Enforcement (Denise Williams)

Officer Williams stated that on February 25, 2025, she observed carports had been installed without permits at 401 Osprey Trail and 502 Sunshine Blvd., and a carport was actively being installed at 502 Palm Terrace. She stated that the man identified himself as the maintenance man for the park. He explained that the property owner advised him that he did not need a permit. Officer Williams advised him that it was not the case and advised him to stop work immediately. Following the inspection, she contacted the local park property manager, David Wolfe. He stated that he only handles tenant complaints and shows rentals. He advised that Kevin Sams, the property manager for all Tamburro properties, handles property improvements. Officer Williams stated that her attempt to call Mr. Sams was unsuccessful and was unable to leave him a voicemail. A Courtesy Notice of Violation was sent to the property owner by first-class mail on February 26, 2025, for the three properties.

Officer Williams stated on March 3, 2025, Growth Management Director Thad Carroll forwarded an email to her that he received from the property owner, Robert Tamburro. Mr. Tamburro stated that the company that sold him the carports stated that a permit was not required to install these types of carports, but he advised that he would obtain the required permits. Officer Williams replied to Mr. Tamburro and thanked him for the information. She told Mr. Tamburro that she could grant a two-week extension and asked if his contractor could obtain the required permits by March 18, 2025.

Mr. Tamburro emailed Officer Williams on March 4, 2025, stating that he was told by his property manager, Kevin Sams, that a contractor was pulling the permits, that he was told that the permit applications had already been submitted and were ready to be picked up. Officer Williams stated that she confirmed with the building department that no permit applications had been received to date.

On March 12, 2025, Officer Williams stated that Mr. Carroll also communicated directly with Mr. Tamburro via email, informing him that no permits had been submitted to the building department for the carports. Mr. Carroll advised Mr. Tamburro that a contractor needed to apply

for the permits as the homes were rental properties, and he included the Florida State Statute in his email that pertained to this requirement.

Officer Williams stated that no permits had been submitted by March 19, 2025. A Violation Notice for each case was sent to the property owner by certified mail. All notices were delivered on March 24, 2025. A copy of the Violation Notice was also sent to each tenant by first class mail.

Officer Williams stated that she received an email from Kevin Sams on April 2, 2025, advising that he is the General Manager for Sunshine Mobile Home Park LLC. He stated that they have secured third party engineering and a general contractor to apply for the after-the-fact permits. He provided their contractor's information, attached engineered plans to the email, and stated that they were in the process of rectifying the violations. Officer Williams advised Mr. Sams that she was unable to open the plans that he attached to the email and advised him that the plans should be sufficient if they were submitted with the permit application. Officer Williams explained that the town's building official only reviews plans that are attached to a building permit. She inquired if they would be able to submit permit applications for the carports to the building department before the end of next week. Mr. Sams stated that his contractor advised that they should be getting the Notice of Commencement for their tenants to sign later that day.

Officer Williams replied to Mr. Sams' email advising him that tenants do not need to sign NOCs. She explained that NOCs must be signed by the property owner, and to direct any questions pertaining to this to the building department for clarification. She also advised him that the permit applications can be submitted and obtained without the NOCs on file and that the NOCs are required to be on file prior to any inspections being performed. She requested that the permit applications be submitted to the building department by April 10, 2025.

Officer Williams stated that Mr. Carroll received an email from Mr. Tamburro on April 9, 2025, stating that the property manager, Kevin Sams, recently submitted lot drawings for the carports and was told that they were received and accepted. However, he also stated that his contractor informed Mr. Sams that the lot drawings needed to be resubmitted and would resubmit the drawings later that day. Mr. Carroll forwarded Mr. Tamburro's email to Malina Wright in the Growth Management Department to investigate this concern. Ms. Wright emailed Mr. Tamburro and Mr. Sams advising them that the plans were emailed to Officer Williams on April 1, 2025, and that the file failed to open. Ms. Wright noted that Officer Williams informed Mr. Sams of this on April 2, 2025. Ms. Wright advised that Officer Williams also clarified that the plans needed to be submitted with the permit applications and that no permit applications had been submitted to date. Ms. Wright explained that site plans also need to be provided with the permit applications, and she explained in detail what needed to be included on the site plans, including providing an

example of a site plan in her email. Ms. Wright advised Mr. Tamburo that permits can be submitted in person or online through the portal, if their contractor is registered with the town. She offered to verify if their contractor was registered and up to date if Mr. Tamburro provided his contractor's name.

As of April 14, 2025, no permits had been submitted to date. Officer Williams stated she sent a Hearing Notice for each case to the property owner by certified mail and all three notices were delivered on April 19, 2025. A copy of the Hearing Notices was also emailed to Mr. Tamburro and Mr. Sams. In the email, Officer Williams reminded Mr. Tamburro that he indicated the permit applications would be submitted on April 9, 2025; however, no applications had been received to date. In addition, the town had not received any communication from Mr. Tamburro's contractor. Officer Williams stated that she asked to have their contractor contact the building department to register with the town and advised that their contractor must submit the required permit applications along with all necessary documentation for the permits to be processed accordingly. Officer Williams also advised them that if the permit applications were submitted by May 8, 2025, she would remove these cases from the Special Magistrate agenda to allow the applications to go through the plan review process. She stated that she received a call that afternoon from Mr. Sams expressing his confusion regarding the status of the permit applications. He stated that it was his understanding that the permit applications had already been submitted, and he questioned why only three addresses were listed in the recent email. Officer Williams clarified for Mr. Tamburro that the three addresses were specifically listed because those were the locations where carports had been installed without the required building permits, which prompted the code enforcement cases. She also reiterated no building permits have been submitted for these three properties to date. Mr. Sams stated that they were installing car ports at a total of ten properties and that he had been informed that permit applications had been submitted for all locations. He explained that installation had not started at the other sites since they stopped all work when the town told them that licenses were needed.

Officer Williams stated that Mr. Tamburro provided her with one of the other addresses where a carport was supposed to be installed, and she confirmed that no application had been submitted for that property. Mr. Sams provided Officer Williams with the contractor's name, and because he had not registered with the town, nor had he ever done work with the town, there are no required credentials on record.

Officer Williams advised Mr. Sams that his contractor must register with the Town before he can submit any permit applications. She also informed him that the Town does not accept partial permit applications and that all required documentation, including installation specifications or

engineered plans and site plans, must be submitted along with the applications. Mr. Sams stated that he would contact his contractor regarding this issue and update Officer Williams the next day.

Officer Williams stated that she received an email from Mr. Sams on April 15, 2025, stating that after discussing this issue with his contractor, the contractor informed Mr. Sams that he would contact Officer Williams immediately. Mr. Sams followed up with Officer Williams on April 16, 2025, via email, asking if the contractor had contacted her. Officer Williams informed Mr. Sams that she had not had any communication from his contractor.

Officer Williams stated that she received an email from Mr. Sams on April 17, 2025, apologizing for his contractor's behavior. He stated that he has lost faith in Mr. Sizemore and that he will be hiring another contractor and asked if the engineered site plans that Mr. Sizemore has already submitted were still valid. Officer Williams advised Mr. Sams once again that Mr. Sizemore has not submitted any plans to the town to date. She advised him that the new contractor would be able to use and submit any documents he has already obtained. Officer Williams stated that she reiterated to Mr. Sams that the town does NOT accept partial permit packets, and that all required documents MUST be submitted simultaneously with the permit application to be considered. Officer Williams also reminded Mr. Sams that one of the buildings within Sunshine Mobile Home Park had an incorrect address posted and attached a photo of this building to the email. She advised him that the correct address should be 524 Sunshine Blvd. Officer Williams advised him that Sunshine Mobile Home Park has outstanding fire inspection fees and attached a copy of the invoice to this email as well.

Officer Williams received a call from Mr. Sizemore on April 28, 2025. He stated that he was gathering all the required documentation he should be submitting a permit packet to the building department by the end of the month. He stated that he was waiting on a plat that the property owner was to provide for him but had failed to do so. He explained that he has drawn something up and that he hopes to have it submitted by the end of the next day.

Officer Williams offered to transfer Mr. Sizemore to the building department to obtain clarification on the required items that needed to be submitted along with the permit application. She advised him that the building department could also get him registered with the town. Mr. Sizemore stated that he did not need to speak with the building department and that he had someone taking care of his registration for him.

Officer Williams stated that she contacted Mr. Sams on April 29, 2025, to update him regarding her phone conversation with Mr. Sizemore. Mr. Sams stated that he would contact Mr. Sizemore and that Mr. Sizemore was provided with the plats he requested.

Officer Williams stated that on May 1, 2025, a separate case was opened for the insufficient address numbers on 524 Sunshine Blvd. and for the outstanding fire inspection fees. (Code Case # 25-001311)

No permits have been submitted to date as of May 8, 2025.

Officer Williams stated that she received an email from Mr. Sams on May 12, 2025, inquiring on the progress of the carport permits and that he has not heard from his contractor in a few days. Officer Williams advised him that no permits had been submitted to date and that the last time she spoke with his contractor was on April 29, 2025. Mr. Sams responded that it was his understanding that the last time he and Officer Williams spoke, she indicated that his contractor was at Town Hall filling out the permit applications in person. Officer Williams responded that he was incorrect. She reiterated to Mr. Sams that she spoke with his contractor, Mr. Sizemore, by phone, that Mr. Sizemore stated that he was waiting on a plat from the property owner, that he was to have something submitted by the end of that day which he did not, that she offered to transfer Mr. Sizemore to the building department to be registered so he could apply for the permits, that Mr. Sizemore refused stating he had someone else taking care of the registration on his behalf. She explained to Mr. Sams that his contractor has not attempted to submit any applications, and she reminded him that the building department would not accept partial permit packets, nor can a contractor submit anything without being registered with the town.

No permit applications have been submitted as of May 21, 2025.

Staff Recommends the following for all three cases: Find the Respondent in violation of the Town of Lady Lake Land Development Regulations Section 16-52(a); impose an administrative fee of \$150.00 per case. Allow the Respondent until July 7th, 2025, to bring the property into compliance or a fine of \$100.00 per day will begin to accrue until the property comes into complete compliance for each case. 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 July 22nd, 2025, hearing.

Kevin Sams, Property Manager for Tamburro properties

Mr. Sams stated that he does not disagree with Officer Williams' testimony. He stated that he manages several properties in several cities. He also advised that there are serious personal issues he deals with daily. He stated that he had paid Mr. Sizemore to do the work and that he has not been truthful with him. Mr. Sams stated that he can produce all emails and text messages from Mr. Sizemore advising that the applications have been submitted and everything is fine. He stated that he has not heard from Mr. Sizemore in approximately three weeks.

Mr. Sams acknowledged that the carports cannot be returned and will find a new contractor.

The Special Magistrate stated that the Town is allowing until July 7 to comply and asked Mr. Sams if this is enough time to complete the projects.

Mr. Sams replied affirmatively. He stated that the company who sold the carports assured him that permits were not required.

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., July 7th, 2025, 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 Town of Lady Lake Code of Ordinances or Land Development Regulations shall result in an Order of Fine being entered at the rate of \$100.00 per day to commence on July 8th, 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.

8. Case 25-000554 – 401 Osprey Trail, Tamburro Properties III LLC — Building Permit Section LDR 16-52(a); Order of Enforcement (Denise Williams)

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., July 7th, 2025, 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 Town of Lady Lake Code of Ordinances or Land Development Regulations shall result in an Order of Fine being entered at the rate of \$100.00 per day to commence on July 8th, 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.

9. Case 25 – 000555 – 502 Sunshine Blvd, Tamburro Properties III LLC — Building Permit Section LDR 16-52(a); Order of Enforcement (Denise Williams)

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., July 7th, 2025, 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 Town of Lady Lake Code of Ordinances or Land Development Regulations shall result in an Order of Fine being entered at the rate of \$100.00

per day to commence on July 8th, 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.

10 . Case 25-000854 – 445 Quail St., Robert A. Morgan — Building Permit Section LDR 16-52(a); Establish Repeat Offender (Lori Crain)

Senior Code Enforcement Officer Crain stated that she was on Quail Street to perform a follow-up inspection on another case. She drove to the dead end of Quail Street to turn around. The subject property is located near the dead end and is fenced in by a six-foot wood panel fence and both gates were open. She observed a chicken in the yard along with what appeared to be the installation of new windows, doors and possibly siding on the house. She stated that when she returned to the office, she researched the property and confirmed that no required permits had been issued or applied for. She stated that she recalled that there were previous cases for building permit violations: February 11, 2020, Case 20-7415 was opened after receiving a complaint of a large chicken coop/cage/kennel type structure that had been constructed on the property without required permit application and fees; June 9, 2021, Case 21-8249 was opened for a tall wood panel fence installed around entire property without required permit. The fence was also over the maximum height allowed for front setbacks; May 9, 2023, Case 23-1129 was opened after a complaint was received for a new shed recently installed on the property without a permit. It was confirmed that no permit had been applied for, and in addition to the shed, a second pole barn-type structure was also constructed without a permit. Compliance was obtained after an Order of Fine was entered with Case 23-1129.

Officer Crain stated that Case 25-000854 was scheduled on March 26, 2025, for the May 22 Special Magistrate hearing to Establish Repeat Offender status. She stated that she prepared and sent the Hearing/Violation Notice by certified mail to the property owner per Lake County property appraiser information.

Officer Crain stated that she conducted a site inspection on April 16, 2025, and observed the property remained non-compliant. Per USPS online tracking, the hearing notice had not been delivered and marked “unclaimed”. Officer Crain posted the notice on the property at 9:04 a.m. and completed the Affidavit of Posting.

Officer Crain stated that subsequent site inspections were conducted on May 1, May 14, and May 20 and the property remained non-compliant with no progress or attempts from the Respondent to communicate with Code Enforcement.

Staff Recommendation: Find Respondent in violation of the Land Development Regulation as stated, assess \$150.00 administrative fee and allow Respondent until June 10, 2025, to bring the

property into compliance or a \$100.00 per day fine will begin to accrue until such time as full compliance is obtained. Further order and establish property and property owner as Repeat Offender, any future violations will be treated as such.

Robert Morgan, 445 Quail Street

Mr. Morgan explained that he was wiping the wall, and his hand went through the wall. He stated that he has video and pictures showing that every window in the house was completely rotted out and needed to be replaced immediately to protect his children. He stated that if the town truly cared then the inspection would show that the doors and windows had rotted out.

Mr. Morgan stated there are no chickens on the property; however, there is a dog.

Mr. Morgan stated that he would comply with obtaining a permit for the windows. He stated he did not think about it because he has children to raise and businesses to run. He stated that this is absurd and extortion. He stated that there is no statute behind any of this.

The Special Magistrate confirmed with Officer Crain that Mr. Morgan needs to apply for permits for the windows and doors.

Officer Crain clarified that permits are required for the work that was completed without a permit. She stated that she was unsure if the siding had been replaced.

Mr. Morgan commented from the audience that the siding needed to be removed to see the extent of the damage.

Officer Crain asked Mr. Morgan if the siding was replaced.

Mr. Morgan replied that the siding has not been replaced due to financial issues.

Officer Crain confirmed that after-the-fact permits are required for windows and doors.

The Special Magistrate verified with Officer Crain that Mr. Morgan can apply for the permits as the owner.

Officer Crain deferred to Officer Williams to explain the required documents as she was once employed by the town's building department.

Officer Williams stated Mr. Morgan would sign an owner's affidavit attesting that he would not have any unlicensed work completed, buy, lease or sell the property within one year. He must supply product approval numbers for the doors and windows that he has installed. She explained further that if any of the sizing or framework was altered, he may need to supply engineering plans or simply a drawing indicating how the windows and doors were fastened appropriately.

The Special Magistrate confirmed with Officer Williams that the drawings need to be submitted at time of application.

Officer Williams stated all documents must be submitted with the permit application or the application will not be accepted. The Building Official will review the documents to ensure they meet the Florida Building Code. Once approved Mr. Morgan will be notified that the permit is available and payment is due.

The Special Magistrate explained that the work has been done, and permits are required by the town and the Florida Building Code.

Mr. Morgan stated from the audience that this is his private residence and this is extortion.


The Special Magistrate stated 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. June 10th, 2025, 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 Town of Lady Lake Code of Ordinances or Land Development Regulations shall result in an Order of Fine being entered at the rate of \$100.00 per day to commence on June 11th, 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. It is further Ordered that any future violations of section(s) stated will be cited as Repeat Violations and the property owner as Repeat Offender. The Respondent shall receive a copy of the full Order.

ADJOURN

There being no further business, the hearing was adjourned at 11:50 a.m.



Joshua E. Bills, Special Magistrate



Carol Osborne, Deputy Town Clerk