

**MINUTES OF THE SPECIAL MAGISTRATE HEARING  
TOWN OF LADY LAKE, FLORIDA  
August 28, 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; Deputy Chief Jason Brough; Sgt. Michelle Bilbrey, 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 will 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 hard copy 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.

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 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 July 22, 2025, Special Magistrate Hearing**

The Special Magistrate accepted and signed the minutes of July 22, 2025, hearing into the record as presented.

Senior Code Enforcement Officer Lori Crain advised the following changes to the agenda:

Case 25-000150 is in compliance; Case 25-000274 will not be presented; Case 25-000835 will not be presented due to lack of notice; Case 25-001581 will not be presented.

## **OLD BUSINESS**

### **2. Case 25-000150 – 453 Winners Circle – Kevin Figueroa and Grace Montanez – Minimum Standards – Maint/Appearance Section 20-20(a)(3) and 20-20(c); Order of Fine (Lori Crain)**

This case has come into compliance.

### **3. Case 25-000942 - 427 TARRSON BLVD - BRENDA S MARTIN- Minimum Standards-General Structure Specifications Section 20-19(a)(2); Minimum Standards-Maint/Appear Sections 20-20(a)(1); Abandoned Property Sections 20-78(a and b); Nuisances Section 7-67 Order of Fine (Denise Williams)**

Code Enforcement Officer Denise Williams began her testimony stating that this case was presented at the July 22, 2025, Special Magistrate hearing. An Order of Enforcement was entered. The Respondent was not present and was found in violation of ALL the Sections stated. A \$150.00 administrative fee was imposed. The Respondent was given until August 5, 2025, to pay the administrative fee and to bring the property into complete compliance or a daily fine of \$50.00 would start to accrue on August 6, 2025 until the property is brought into complete compliance. Officer Williams stated that she signed the Certificate of Service and sent the Order of Enforcement to the Respondent by certified mail and USPS first class mail.

On August 6, 2025, a post-hearing inspection was conducted and Non-Compliance was observed. A Notice of Noncompliance was mailed to property owner by Certified Mail and is still pending delivery.

Staff recommendation: Please Find the Respondent in violation of the Order of Enforcement dated July 22, 2025, and impose an administrative fee of \$150.00. Enter an Order of Fine in the amount of \$1,100.00, which is the total amount accrued to date of the daily fine of \$50.00 that began to accrue on August 6, 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 PM, Tuesday, September 9<sup>th</sup>, 2025, or all will be recorded as a lien against the 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. The Respondent shall pay a fine in the amount of \$50.00 per day commencing on August 6, 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 \$1,100.00. The Respondent 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 p.m. September 9<sup>th</sup>, 2025, and bring the property into compliance to cure the violation(s) described above. The Respondent will receive a copy of the full Order.**

#### **NEW BUSINESS**

**4. Case 24-001219 – 307 West Lakeview St. – Darlene Rawls and James Todd Hopkins – Minimum Standards – Maint/Appearance Section 20-20(a)(1); Nuisances Sections 7-46 and 7-67; Outside Storage Section LDR 9-2(h)(1); Order of Enforcement (Denise Williams)**

Code Enforcement Officer Denise Williams stated that she observed missing screens and skirting on the porch, piles of tree debris and junk in the backyard, and mold on the house and porch.

Officer Williams stated that there was a delay in opening this case due to case load at the time these violations were first observed.

Officer Williams stated that she conducted a site visit on April 8, 2024, that confirmed all the violations previously observed were still present. She stated that high grass and weeds were also observed on this date. A Courtesy Notice of Violation was sent to the property owners by first class mail on April 23, 2024.

Officer Williams stated that on May 1, 2024, she received a phone call from Ms. Rawls informing her that she had some medical issues and financial struggles that would limit what she could do. Officer Williams stated that she advised Ms. Rawls that she would work with her providing that consistent progress toward compliance was observed. She stated that she encouraged Ms. Rawls to have the lawn mowed and the home pressured washed first because these repairs were the least expensive. Officer Williams granted a four-week extension.

Site inspections were conducted on the following dates:

May 8, 2024 — some progress was noted.

June 3, 2024 — the yard had been recently mowed and some of the tree debris had been removed; items remained in the yard and the fence line had not been weeded. Officer Williams stated that she received a voicemail from Ms. Rawls stating that a portion of the house had been pressure washed.

June 4, 2024 — obtained additional photos of the property. Officer Williams stated that she spoke with Ms. Rawls and discussed the remaining required corrections.

June 19, 2024 — Officer Williams stated that Ms. Rawls informed her that she would move forward with the corrections once she receives her disability check. An extension was granted until the end of July 2024. More progress was observed at the June 24, 2024, site inspection.

On July 8, 2024, Officer Williams stated that she received notice from Ms. Rawls that she purchased the materials to repair her skirting and screens. Officer Williams met with Ms. Rawls at her property on July 10 and discussed the remaining required corrections. An extension was granted until August 5, 2024.

On August 1, 2024, Officer Williams stated that she received a call from Ms. Rawls to schedule a site inspection. Officer Williams conducted an inspection on August 8 and observed that the junk, tree debris, high grass, and weeds had been removed from the property. The mold on the back of the porch had also been removed and the skirting around the bottom of the porch had been repaired. These violations were closed. Ms. Rawls stated that she should be able to have the missing screens on her porch repaired soon and an extension was granted until September 5, 2024.

On September 3, 2024, Ms. Rawls called and stated that the person she hired to repair her porch informed her that it would be approximately three weeks before he could complete the repairs. An extension was granted until September 30, 2024.

September 30, 2024 — a site inspection was conducted and the screens were in the process of being installed. A two-week extension was granted to complete this repair.

Officer Williams stated that on October 14, 2024, Ms. Rawls informed her the person she hired to repair her porch had a lot of damage at his own house during the recent hurricane and therefore he will be delayed on getting her screens repaired. An extension was granted until

November 4, 2024. Ms. Rawls contacted Officer Williams on this day informing her that the screens should be completed later this week.

A site inspection was conducted on November 18, 2024, and non-compliance was observed. In addition, high grass was observed on the property again. Ms. Rawls contacted Officer Williams on November 19 stating that the person she hired to repair her porch had not returned to complete the job and now he will not return her calls. Due to the upcoming holidays and financial challenges, an extension was granted until January 2025.

Officer Williams stated that Ms. Rawls contacted her on December 31, 2024, informing her that she had been in the hospital and was unsure when she would be released. Officer Williams stated that she asked Ms. Rawls to contact her by the beginning of February with an update and she stated that she would.

Officer Williams stated that after weekly attempts to contact Ms. Rawls beginning February 4, 2025, she went to the property on February 12, 2025, and no one was there. A nearby resident at the property informed her that Ms. Rawls was still in the hospital. Officer Williams stated that she provided the resident with a CNDH and asked to have Ms. Rawls contact her within the next 3 weeks. Officer Williams stated that she walked around the property with the resident indicating the items that still need to be taken care of. She stated that she would try to assist in getting some of these violations corrected.

On March 17, 2025, Senior Code Enforcement Officer Crain conducted a site visit and observed that the backyard had become overgrown. Officer Williams stated that she called Ms. Rawls on March 27 and the phone number was not working.

At the site inspection conducted on March 31, 2025, the property was non-compliant. In addition, miscellaneous junk items were scattered in the front yard, including a tire, medical equipment, a collapsed canopy, and an inoperable vehicle. Officer Williams stated she knocked on the door and no one answered. She stated that she called Ms. Rawls again and received an automatic message that the request cannot be processed.

On April 3, 2025, Officer Williams was at the property and spoke with Markisha Moton, who stated that she is the daughter of Ms. Rawls, and that Ms. Rawls passed away in March. She stated that she lives at the home and that she and her family have been sorting through details to determine what needs to be done.

Officer Williams stated that she and Ms. Moton walked the property. Officer Williams identified the items that needed to be corrected and advised her that a two-month extension would be granted. A re-inspection was scheduled for June 3, 2025.

At the site inspection conducted June 3, none of the violations had been corrected. No one answered the door when Ms. Williams knocked. Violations 7-46 and 7-67 were re-opened and Violation LDR 9-2(h)(1) was added to the case file. Officer Williams stated that she left a voicemail message for Ms. Moton following the re-inspection.

A Violation Notice was sent to the property owner and to Ms. Moton by certified mail on June 4 and was delivered on June 5, 2025.

A site inspection was conducted on July 7 and non-compliance was observed. A Hearing Notice was sent to the property owner and to Ms. Moton on July 10 by certified mail and was returned Unclaimed.

The Hearing Notice was posted on the property on July 15, and an Affidavit of Posting was completed. At the site inspection conducted on July 31 and at the August 12 Pre-Hearing inspection, the property remained non-compliant.

Staff Recommendation: Please find the Respondents in violation of the previously stated Sections of the Town of Lady Lake's Code of Ordinances and Land Development Regulations; impose an administrative fee of \$150.00 and allow the Respondents until September 10th, 2025, to bring the property into compliance or a fine of \$50.00 per day will begin to accrue until the property comes 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 September 25<sup>th</sup>, 2025, Hearing.

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 presented and Order of Enforcement is warranted. The Respondents shall pay all costs associated with this matter in the amount of \$150.00. The Respondents shall have until 5:00 PM, September 10, 2025, to bring the property into compliance to cure the violation(s) described above, 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 \$50.00 per day to commence on 11<sup>th</sup> day of September 2025, for each day the Property is not in compliance and continue to accrue at the daily rate**

of \$50.00 until such time as the Property comes into compliance. The Respondents will receive a copy of the full Order.

**5. Case 24-000274 – 835 South HWY 27/441 – Reynoso Pascacio – Abandoned Property Sections 20-79 (a, c, d, e) and 20-80(a, b, c); Order of Enforcement (Lori Crain)**

This case was not presented.

**6. Case 25-000835 – 986 Hibiscus St. – Castro Vasquez and Chaves Flores - Minimum Standards-Maint/Appearance Sections 20-20(a)(3) and 20-20(c); Nuisances Sections 7-46, 7-67 and 20-24(b) (Lori Crain)**

This case was not presented.

**7. Case 25-001534 – 704 Summit St., Michael and Sara Miles – Nuisances Sections 7-46 and 7-67; Outside Storage Section LDR 9-2(h)(1); Vehicles, Parking and Obstructions Section 14-1; Minimum Standards Maint/Appearance Section 20-20(a)(3); Order of Enforcement (Denise Williams)**

Code Enforcement Officer Denise Williams stated that on May 14, 2025, while conducting a new home site visit at a nearby property, she observed an inoperable vehicle in the backyard of the subject property. On May 21, a site inspection of the front of the property was conducted and violations including an accumulation of junk, which included multiple tires, car parts, 5-gallon buckets, other miscellaneous items and a second inoperable vehicle was also observed on the property.

A Courtesy Notice of Violation was sent to the property owner by first class mail on May 22, 2025.

A site inspection was conducted on June 18 and non-compliance was observed. A Violation Notice was sent to the property owner by certified mail on June 24, 2025, and was returned Unclaimed. That afternoon while passing by the property, Officer Williams stated that she observed an additional inoperable vehicle on the property and a trailer with car parts was parked in the right-of-way. Violations 14-1, Right-of-Way Obstructions and 20-20(a)(3), Off-Street Parking were added to the case file.

An Amended Violation Notice that included the additional violations was sent to the property owner by certified mail on June 25 and was delivered on June 26, 2025.

Officer Williams stated that a site inspection was conducted on July 17, 2025 and the property remained non-compliant. A Hearing Notice was sent to the property owner by certified mail and was delivered on July 19, 2025.

Officer Williams stated that she observed more vehicles parked in the right-of-way on August 6, August 18, and August 20, 2025.

Officer Williams stated that she conducted a pre-hearing inspection on August 11, 2025, and the property remained non-compliant.

Staff Recommendation: Please Find the Respondents in violation of the previously stated Sections of the Town of Lady Lake’s Code of Ordinances and Land Development Regulations; impose an administrative fee of \$150.00 and allow the Respondents until September 15th, 2025, to bring the property into compliance or a fine of \$50.00 per day will begin to accrue until the property comes 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 September 25<sup>th</sup>, 2025, Hearing.

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 presented and Order of Enforcement is warranted. The Respondents shall pay all costs associated with this matter in the amount of \$150.00. The Respondents shall have until 5:00 PM, September 15, 2025, to bring the property into compliance to cure the violation(s) described above, 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 \$50.00 per day to commence on 16<sup>th</sup> day of September 2025, for each day the Property is not in compliance and continue to accrue at the daily rate of \$50.00 until such time as the Property comes into compliance. The Respondents will receive a copy of the full Order.**

**8. Case 25-001581 – 263 North Clay Ave., Andrea T Grace Estate – Nuisances Section 7-46, 7-67 and 20-24(b); Order of Enforcement (Lori Crain)**

This case was not presented.

**9. Case 25-002153 – 411 Cierra Oaks Cir, Michelle Collette Shoemaker-Accordino ET AL - Minimum Standards-Maint/Appearance Sections 20-20(a)(3); Establish Repeat Offender (Denise Williams)**

Code Enforcement Officer Denise Williams began her testimony stating that an initial inspection was conducted on July 23, 2025, and off-street parking was observed again on this property. A combined Violation Notice and Hearing Notice was sent to the property owner by certified mail on July 30, 2025, and was delivered on August 2, 2025. A pre-hearing inspection was conducted on August 11, 2025, and no off-street parking was observed.

Officer Williams stated that she received an email from the property owner on August 21, 2025, regarding this case being scheduled for the August 28, 2025, Special Magistrate hearing. She stated in her email that she was hoping to close the case and explained that she was having difficulty with her daughter complying, even though she has explained to her that she must park her car in the driveway. She also stated that she was in the process of removing the remaining inoperable vehicle from the driveway.

Officer Williams explained to Ms. Shoemaker-Accordino that due to amount of time it took to achieve compliance during the last case and that compliance had not been maintained that this case would be presented to the Special Magistrate to establish repeat offender status. She explained further that providing there are no instances of off-street parking going forward she would inform the Special Magistrate that the property is currently in compliance and maintained that no fine would accrue. She encouraged Ms. Shoemaker-Accordino to attend the hearing to speak on her behalf.

Officer Williams stated that she is requesting to establish the Respondent as a Repeat Offender of the previously stated Code of Ordinance sections because these violations had been previously cited and corrected under Case 23-003082. She stated that the Town kept this case open for ten months and during that time the property owner was granted multiple extensions and completed the driveway expansion with additional concrete to resolve the off-street parking violation. Officer Williams stated that the property owner has failed to maintain compliance.

Staff Recommendation: Find Respondent in violation of previously stated sections of the Town of Lady Lake Code of Ordinances and Land Development Regulations; impose an administrative fee of \$150.00 and allow Respondent until September 15, 2025, to bring property into compliance, or a daily fine of \$50.00 will begin to accrue until property comes 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 September 25<sup>th</sup>, 2025, Hearing. Further order that the Respondent be established as a

Repeat Offender and any future violations on property owned by the Respondent will be cited as repeat violations.

Michelle Shoemaker-Accordino, 411 Cierra Oaks Cir.

Ms. Shoemaker stated that she has lived in her home since 2005 and up until approximately 2022, there were 30 homes in the area and now there are 44 homes. She stated that there had never been an issue with parking on the grass and that she began to see this violation in December. She stated that over one-fourth of the neighborhood have parked on the grass and it was not an issue until 2023. She stated that Code Enforcement had been in the neighborhood all along and did not care about vehicles on the grass until that time.

Ms. Shoemaker-Accordino stated that when she received the violation notice she contacted Officer Williams who was understanding of the circumstances with the property. Ms. Shoemaker-Accordino stressed that she explained to Officer Williams the extenuating circumstances that hindered her bringing the property into compliance within the time allotted. She stated that Code Enforcement has been in the Cierra Oaks Circle and Bay Oaks area, which is a cul-de-sac with a middle street, on 14 separate occasions and on just one occasion was she presented with a violation notice by Code Enforcement because a car was on the property. She stated that there are others in the area who have multiple violations as well, yet they are not being established as a repeat offender and not being assessed a \$50.00 daily fine. She stated that others were assessed a lower daily fine of \$25.00.

Ms. Shoemaker-Accordino stated that based on her property being in compliance before the reinspection and because others in the area were allowed more than two of the same offense, she asked her case be closed without a fine and without being established as a Repeat Offender.

The Special Magistrate confirmed with Ms. Shoemaker-Accordino that she expanded the driveway.

Ms. Shoemaker-Accordino replied affirmatively.

The Special Magistrate stated that the daily fine will not be assessed because the property is in compliance.

Officer Williams clarified that the daily fine would be imposed if the property does not remain in compliance.

**The Special Magistrate stated that the Respondent shall pay all costs associated with this matter in the amount of \$150.00; The Respondent shall have until 5:00 PM September 15<sup>th</sup>, 2025, to pay the administrative fee. Failure to pay the administrative fee by September 15<sup>th</sup>, 2025, shall result in an Order of Fine being entered for the administrative fee which may become a lien against the property and property owner. It is further Ordered that any future violations of the section(s) stated will be cited as Repeat Violations and the Property Owner as a Repeat Offender. The Respondent will receive a copy of the full Order.**

**10. Case 25-002161 – 1230 Padgett Cir., Kristina A Smith ET AL – Minimum Standards Maint/Appearance Section 20-20(a)(3); Nuisances Sections 7-46; Driveway Aprons Section LDR 15-82(j)(1); Establish Repeat Offender (Denise Williams)**

Code Enforcement Officer Denise Williams stated that off-street parking was observed again at the initial inspection conducted on June 16, 2025. Off-street parking was observed on July 7, July 14, and on July 23, 2025, in addition to off-street parking, Officer Williams stated that she observed several miscellaneous items in the front yard that needed to be removed and a dilapidated carport tarp canopy in the backyard.

Officer Williams stated that a combined Violation Notice/Hearing Notice was sent to the property owner via certified mail and was delivered on August 2, 2025. She stated that photos of the violations were included in the notice. A pre-hearing inspection was conducted on August 11, 2025 and non-compliance was observed.

Officer Williams stated that she is requesting to establish the Respondent as a Repeat Offender of Section 7-46 and Section 20-20(a)(3) due to the following:

Previous Case # 23-001444 - The property owner was previously cited for Section 7-46; a Courtesy Violation Notice, a Violation Notice, a Hearing Notice were sent and an Order of Enforcement was issued.

Previous Case # 24-000671 - The property owner was also previously cited for Section 20-20(a)(3). A Courtesy Notice of Violation was sent for this violation.

Please Find the Respondent in violation of the previously stated Sections of the Town of Lady Lake's Code of Ordinances and Land Development Regulations; impose an administrative fee of \$150.00 and allow the Respondent until September 15<sup>th</sup>, 2025, to bring the property into compliance or a fine of \$50 per day will begin to accrue until the property comes 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 September 25<sup>th</sup>, 2025, Hearing.

Further order that the Respondent be established as Repeat Offender of Section 7-46 and Section 20-20(a)(3), and any future violations of these sections will be cited as repeat violations.

Chris Berg, 1230 Padgett Circle (finance of Tina Smith, property owner)

Mr. Berg stated that because the property has a single car driveway his daughter and her friends continually park in the front yard. Mr. Berg asked Officer Williams what materials can be used to expand parking to the area adjacent to the driveway. He added that a tree fell on the canopy and because he has health issues, he has not been able to work since January. He stated that his son will help remove the tarp when he returns.

Officer Williams stated that cars are permitted to park in the street with the flow of traffic without blocking driveways. She stated that in addition to concrete or asphalt, which require a permit, rock, gravel, or pavers, can be used. She stated that loose material cannot be in the right-of-way and must be placed above the driveway apron. She explained further that the material must be adjacent to the driveway because the apron must be utilized to enter the property.

The Special Magistrate encouraged Mr. Berg to work with Officer Williams, and to schedule a site inspection to verify that the violations are corrected.

Officer Williams stated that she will present this case at the Order of Fine hearing on October 23, 2025, if needed.

**The Special Magistrate stated that the Respondent shall pay all costs associated with this matter in the amount of \$150.00; the Respondent shall have until 5:00 PM September 30<sup>th</sup>, 2025, to bring the property into compliance to cure the violation(s) described above, 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 \$50.00 per day to commence on 1<sup>st</sup> day of October 2025, for each day the Property is not in compliance and 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 Code of Ordinances Section 7-46 or Section 20-20(a)(3) will be cited as Repeat Violations and the Property Owner as a Repeat Offender. The Respondent will receive a copy of the full Order.**

**11. Case 25-002162 – 116 Mark Ave., Jose Luis Gomez – Minimum Standards-Maint/Appearance Section 20-20(a)(3); Establish Repeat Offender (Denise Williams)**

Officer Williams stated that off-street parking was observed on this property on July 30, 2025.

A combined Violation Notice/Hearing Notice was sent to the property owner on July 31, 2025, by certified mail and was delivered on August 4, 2025. Another combined Violation Notice/Hearing Notice was sent to a second address for the property owner on July 31, 2025, as well by certified mail and was returned Unclaimed.

On August 11, 2025, a pre-hearing inspection was conducted, and at this time, Officer Williams stated that she observed three vehicles present, and one of the three vehicles was parked partially on the grass. She stated that while passing by the property on August 12, 2025, she observed another vehicle parked partially on the driveway and partially on the grass.

Officer Williams stated that she is requesting to Establish the Respondent as a Repeat Offender of Section 20-20(a)(3) due to previous case history:

Case # 23-001283 - The property owner was previously cited for this Section. A Violation Notice was sent on August 23, 2023, and a Violation Notice-Hearing Notice was sent on December 19, 2023.

Case # 24-002689 - The property owner was cited for this Section. Courtesy Violation Notice was sent on August 28, 2024; a Violation Notice was sent on September 5, 2025; a Hearing Notice was sent on October 2, 2024; a second Violation Notice was sent on October 16, 2024.

Staff Recommendation: Please Find the Respondent in violation of the Town of Lady Lake's Code of Ordinances, Section 20-20(a)(3); impose an administrative fee of \$150.00 and allow the Respondent until September 15<sup>th</sup>, 2025, to bring the property into compliance or a fine of \$50.00 per day will begin to accrue until the property comes 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 September 25<sup>th</sup>, 2025, Hearing. Further order that the Respondent be established as a Repeat Offender and any future violations on property owned by the Respondent will be cited as repeat violations.

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

**The Special Magistrate stated that the Respondent shall pay all costs associated with this matter in the amount of \$150.00; the Respondent shall have until 5:00 PM September 15<sup>th</sup>, 2025, to bring the property into compliance to cure the violation(s) described above,**

**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 \$50.00 per day to commence on 16<sup>th</sup> day of September 2025, for each day the Property is not in compliance and 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 the section(s) stated will be cited as Repeat Violations and the Property Owner as a Repeat Offender. The Respondent will receive a copy of the full Order.**

**12. Case 25-002164 - 215 Ann Street, Juan Vazquez Benavides – Minimum Standards-Maint/Appearance Section 20-20-(a)(3) and 20-20(c); Nuisances Sections 7-46 and 7-67; Driveway Aprons Section LDR 15-82(j)(1); Outside Storage; Establish Repeat Offender (Denise Williams)**

Officer Williams stated that the initial inspection was conducted on June 4, 2025 and she observed that this property was again in violation. She observed off-street parking that created a second entrance onto the property, destroyed grass, trash, junk, and business equipment. These violations were observed on multiple occasions over the past several weeks, including on June 4, 2025, June 19, 2025, and July 31, 2025.

Officer Williams stated that a combined Violation Notice/Hearing Notice was sent to the property owner by certified mail on July 31, 2025, and was delivered on August 4, 2025.

On August 11, 2025, a pre-hearing inspection was conducted, and non-compliance was observed.

Officer Williams is requesting to establish the Respondent as a Repeat Offender of the previously stated Sections. These violations had been previously cited and corrected under Case # 23-001260. She stated that a Courtesy Violation Notice for this case was sent on July 11, 2023, a Violation Notice was sent on September 13, 2023, and a Hearing Notice was sent on January 25, 2024. This previous case was open for a year and five months and the Town worked with the property owner and granted multiple extensions to allow him the time to bring the property into compliance. However, the property owner has failed to maintain compliance.

Staff Recommendation: Please Find the Respondent in violation of the previously stated Sections of the Town of Lady Lake's Code of Ordinances and Land Development Regulations and impose an administrative fee of \$150.00. Allow the Respondent until September 15th,

2025, to bring the property into compliance. Or a fine of \$50 per day will begin to accrue until the property comes 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 September 25<sup>th</sup>, 2025, Hearing. Further order that the Respondent be established as a Repeat Offender and any future violations on property owned by the Respondent will be cited as repeat violations.

Juan Vazquez Benavides, 215 Ann Street

Mr. Benavides stated that due to personal reasons he has not been able to keep the property in compliance. Also, he gets home from work late at night, removes items from the truck and fails to put them behind the fence. He stated that he will be looking for a larger property.

Officer Williams stated that there is a designated apron, yet Mr. Benavides has created a second entrance to the property. The heavy equipment he's pulling has destroyed the right-of-way.

The Special Magistrate encouraged Mr. Benavides to continue to work with Officer Williams to bring the property in compliance.

Mr. Benavides stressed that the property is clean at present. He stated that there are multiple vehicles on the property and does not believe the road is wide enough to park them safely.

The Special Magistrate encouraged Mr. Benavides to work with Officer Williams to find a solution to prevent this issue from getting worse.

Staff Recommendation: Please find Respondent in violation of the previously stated Sections of the Town of Lady Lake's Code of Ordinances and Land Development Regulations and impose an administrative fee of \$150.00. Allow the Respondent until September 15<sup>th</sup>, 2025, to bring the property into compliance or a fine of \$50.00 per day will begin to accrue until the property comes 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 September 25<sup>th</sup>, 2025, Hearing. Further order that the Respondent will be cited as repeat violations.

**The Special Magistrate stated that the Respondent shall pay all costs associated with this matter in the amount of \$150.00; The Respondent shall have until 5:00 PM September 15<sup>th</sup>, 2025, to bring the property into compliance to cure the violation(s) described above, 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 \$50.00 per day to commence on 16<sup>th</sup> day of September 2025, for each day the Property is not in compliance and 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 the section(s) stated will be cited as Repeat Violations and the Property Owner as a Repeat Offender. The Respondent will receive a copy of the full Order.**

**OTHER BUSINESS**

Upcoming rescheduled Hearing dates — November 20, 2025 @ 10:30 a.m.

— December 25, 2025 – Cancelled

s/ Joshua E. Bills, Special Magistrate

s/ Carol Osborne, Deputy Town Clerk