

**MINUTES OF THE SPECIAL MAGISTRATE HEARING
TOWN OF LADY LAKE, FLORIDA
September 25, 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; Lieutenant Alan Greene; Officer Hashaam Choudri, Lady Lake Police Department; Officer Ryan O’Neal, 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 stated for the record that no one from the public is in attendance and dispensed with reading the Explanation of Procedure.

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 August 28, 2025, Special Magistrate Hearing

The Special Magistrate accepted and signed the minutes of August 28, 2025, hearing into the record as presented.

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

Case 25-002162, Case 25-002164, and Case 25-002070 are in compliance; Case 25-000835 has been granted an extension and will not be presented.

OLD BUSINESS

2. 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 Fine (Denise Williams)

Code Enforcement Officer Denise Williams stated that this case was presented at the August 28, 2025, Special Magistrate hearing. An Order of Enforcement was entered. The Respondents were not present and were found in violation of ALL the Sections stated. A \$150.00 administrative fee was imposed. The Respondents were given until September 10, 2025, to pay the administrative fee and to bring the property into complete compliance or a daily fine of \$50.00 would begin to accrue on September 11, 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 Respondents by certified mail & USPS first class mail. The Order of Enforcement that was sent to the property owners by certified mail was returned Unclaimed.

A post-hearing inspection was conducted on September 15, 2025, and the property remained non-compliant. A Notice of Noncompliance was mailed to the property owners by certified mail and delivered on September 20, 2025 per the USPS tracking, however the green card is still pending its return.

Staff Recommendation: Please Find the Respondents in violation of the Order of Enforcement dated August 28, 2025, and impose an administrative fee of \$150.00. Enter an Order of Fine in the amount of \$700.00, which is the total amount accrued to date of the \$50.00 daily fine that began to accrue on September 11, 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, October 6th, 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 Respondents shall pay a fine in the amount of \$50.00 per day commencing on September 11, 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 \$700.00. The Respondents shall pay all costs associated with this matter in the amount of \$150.00. All fines and costs shall be paid to the Town of Lady Lake by 5:00 p.m. October 6th, 2025, and bring the property into compliance to cure the violation(s) described above. The Respondents will receive a copy of the full Order.

3. Case 25-001534 – 704 Summit St., Michael Miles and Sara Miles - Nuisances Section 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 Fine (Denise Williams)

Code Enforcement Officer Denise Williams stated that the Special Magistrate entered an Order of Enforcement at the August 28, 2025, hearing. The Respondents were not present and were found in violation of ALL the Sections stated. A \$150 administrative fee was imposed and the Respondents were given until September 15, 2025, to pay the administrative fee and to bring the property into complete compliance or a daily fine of \$50 would begin to accrue on September 16, 2025, until the property is brought into complete compliance. Officer Williams stated that she signed the Certificate of Service and mailed the Order of Enforcement to the Respondents via certified mail and USPS first class mail. The Order of Enforcement that was mailed to the property owners via certified mail and was returned Unclaimed.

On September 16, 2025, a post-hearing inspection was conducted and the property remained noncompliant. A Notice of Noncompliance was mailed to the property owners by certified mail and is still pending delivery.

Staff recommendation: Please Find the Respondents in violation of the Order of Enforcement dated August 28, 2025. Impose an administrative fee of \$150 and enter an Order of Fine in the amount of \$450, which is the total amount accrued to date of the daily fine of \$50 that began to accrue on September 16, 2025. The daily fine will continue to accrue at the daily 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, October 6th, 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 Respondents shall pay a fine in the amount of \$50 per day commencing on September 16th, 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 \$450. The Respondents shall pay all costs associated with this matter in the amount of \$150. All fines and costs shall be paid to the Town of Lady Lake by 5:00 p.m. October 6th, 2025, and bring the property into compliance to cure the violation(s) described above. The Respondents will receive a copy of the full Order.

4. Case 25-002162 – 116 Mark Ave., Jose Luis Gomez – Minimum Standards – Maint/Appearance Section 20-20(a)(3); Order of Fine (Denise Williams)

This case has come into compliance.

5. Case 25-002164 – 215 Ann St., Juan Vaque Benavides; Minimum Standards-Maint/Appearance Sections 20-20(a)(3) and 20-20(c); Nuisances Sections 7-46; Driveway Aprons Section LDR 15-82(j)(1) Residential; Outside Storage Section LDR 9-2(h)(1) Residential Uses; Order of Fine (Denise Williams)

This case has come into compliance.

NEW BUSINESS

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 25-001533 – 702 Summit St., Gulf Stream LLC – Minimum Standards General Structure Specifications Sections 20-19(a)(1), 20-19(b) and 20-19(f); Minimum Standards-Maint/Appearance Sections 20-20(a)(1 and 6) and 20-20(c); Animals Section 7-67; Nuisances Sections 7-46 and 7-67; Zoning Districts/Regulations Section LDR 5-4 (g)(1)(I); Outside Storage Section LDR 9-2(h)(1); Repeat Offender (Denise Williams)

Code Enforcement Officer Denise Williams stated that while conducting a new home site visit at 114 Mark Avenue on May 14, 2025, she observed multiple violations in the backyard on this property, including junk, trash, tree debris, an inoperable vehicle, sections of dilapidated fence, boarded up windows, mold or stains on the home, and chickens.

Officer Williams stated that she conducted a site inspection on July 7, 2025, and she observed that the tree debris remained in the right-of-way and had been broken down according to Waste Management's specifications. She stated that following the re-inspection, she emailed Waste Management on behalf of the tenant and requested that the tree debris be picked up.

Officer Williams stated that she conducted a site inspection on July 14, 2025, and noted some progress as all of the tree debris had been removed. She stated that she was unsuccessful in contacting Ms. Flores on July 28, 2025, to conduct a re-inspection of the property. She stated she left Ms. Flores a voicemail requesting that she call to schedule the next re-inspection.

Officer Williams stated that upon further investigation, she was informed that Ms. Flores A.K.A. Mary Lynn Khatri was incarcerated on July 25, 2025. She stated that she was unsuccessful in contacting the tenant, Miguel, when she stopped at the property on July 30. She stated that she observed a blue Dodge Ram parked in the driveway with a flat tire.

While passing the property on July 31, Officer Williams stated that the inoperable blue truck had been removed, and another vehicle was present. No one answered the door. She stated that she observed that the property remained noncompliant and additional violations were

observed, including broken and unsteady stairs/egress at the front door and weeds in the uncultivated rock areas. Violations 20-19(b) & 20-20(c) were added to the case file.

A Violation Notice was sent to the property owner on August 6, 2025, via certified mail and was delivered on August 12, 2025. A Violation Notice was also sent to the tenant by certified mail and was delivered on August 14, 2025, per USPS tracking, yet the return receipt green card has not been received.

Officer Williams stated that she conducted a site inspection on August 25, 2025, and the property remained noncompliant. A Hearing Notice was sent to the property owner by certified mail and was returned unclaimed. A Hearing Notice was also sent to the tenant by certified mail and returned unclaimed.

The Hearing Notice was posted on the property on September 4, 2025, and an Affidavit of Posting was completed. Pre-Hearing Inspection was conducted on September 10, 2025, and non-compliance was observed.

Per the Lake County Property Appraiser, this property is valued at \$144,987.

Officer Williams reviewed Sections 7-46 and LDR 9-2(h)(1), the repeat violations of this property.

August 22, 2023, Special Magistrate hearing — The property owner, Gulf Stream LLC, was previously established as a Repeat Offender of these Sections and an Order of Enforcement was entered at the Special Magistrate hearing under Case # 23-001170.

September 26, 2023, Special Magistrate hearing — The property owner was also found in Repeat Violation of these Sections, and a fine was entered under Case # 23-002272.

Staff Recommendation: Please find the Respondent in violation of the stated Sections of the Town of Lady Lake's Code of Ordinances and Land Development Regulations. Impose an administrative fee of \$150 and allow the Respondent until October 7th, 2025, to correct these violations or a fine of \$50 per day will begin to accrue until the property comes into complete compliance, which includes payment of the administrative fee.

Find the Respondent in repeat violation of Sections 7-46 and LDR 9-2(h)(1). Further order a fine of \$100 that began to accrue on July 28, 2025, will continue to accrue at the daily rate until the repeat violations are brought into compliance. Total amount accrued to date is \$5,900.

If the property is not brought into complete compliance by October 7, 2025, including payment of fines and fees, an Order of Fine will be recommended at the October 23rd, 2025, hearing.

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. The daily fine of \$100 that commenced on July 28, 2025, for the repeat violations shall continue to accrue at the daily rate until such time as the property is brought into complete compliance for the Repeat Violations of the Order of Enforcement entered in Code Enforcement Case 23-001170 on August 22, 2023. Total amount accrued to date is \$5,900. The Respondent shall have until 5:00 PM, October 7th, 2025, to bring the property into compliance to cure every stated violation(s) described above, including payment of all costs.

Failure to bring the Property into compliance with Non-repeat violations of 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 per day to commence on October 8th, 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. This fine shall accrue concurrently with the Repeat Violations fine. The Respondent will receive a copy of the full Order.

8. Case 25-001663 – 114 East Lady Lake Blvd., 114 East Lady Lake Blvd LLC – Commercial Minimum Standards Section 20-51(b) and 20-52(2); Nuisances Section 7-67; Building Permit Section LDR 16-52(a); Order of Enforcement (Denise Williams)

Code Enforcement Officer Denise Williams stated that on May 28, 2025, she observed that electricity was installed without a permit, and that she also observed overgrowth and mold on the property. A Courtesy Notice of Violation was sent to the property owner by first-class mail on June 4, 2025, and a copy of the Courtesy Notice of Violation, along with photos, was also emailed to: LadyLakeStorage. She stated that she received a call from the property owner notifying her that he received the email with the Notice attached. Officer Williams stated that she explained the violations to him and then transferred him to the Building Department to obtain the permit information.

Officer Williams stated that on June 5, she received a call from Robert Kirkwood, stating that he was a broker and that he was assisting the owner to rectify the electricity that had been installed without a permit. Officer Williams stated that she advised him that a licensed contractor needed to obtain the permit and take over the job. She stated that she transferred the call to the building department to obtain information regarding the permitting process.

Officer Williams stated a site inspection was conducted on July 7, 2025, and no progress was observed on the property, as overgrowth and mold remained. However, an electrical permit had been submitted on June 26, 2025, and was currently under plan review. She stated that she contacted the property owner on July 8, advising him that the overgrowth and mold

remained on the fence and wall, and he stated that he would have these violations resolved within the next two weeks.

Officer Williams stated that a site inspection was conducted on July 23, 2025, and the property remained noncompliant. Additionally, the electrical permit had been denied by the Building Official and the Fire Official for missing documentation. The permit needed to be revised and resubmitted. A Violation Notice was sent to the property owner by certified mail on July 24, 2025 and was delivered on July 28, 2025. A copy of the Violation Notice was also emailed to: LadyLakeStorage

A site inspection was conducted on August 14, 2025, and the property remained noncompliant. The Hearing Notice was sent to the property owner on August 18 by certified mail and was delivered on August 21, 2025. A copy of the Hearing Notice was emailed to: LadyLakeStorage.

Officer Williams stated that she received a call from the property owner on August 19 inquiring as to the purpose of this case was being scheduled for a Hearing. She stated that she explained to him that the property remains in violation and that the permit has been stagnant in the revise and resubmit status for over a month with no revisions, no updates or communication from him in several weeks. The property owner stated that he has been unsuccessful in getting in contact with his contractor and is now looking for another contractor to take over the project. Officer Williams informed him that she would keep this case scheduled for the Special Magistrate hearing and reminded him that he stated multiple times that the overgrowth and mold would be removed within two weeks, yet after three months, no progress has been made. She stated that she explained that if these violations were corrected, she would consider granting an extension for the permit. She stated that Mr. Bondalapadi stated that he would make sure that those items were taken care of. She stated that she also advised him that his previous contractor would need to withdraw his permit prior to his new contractor submitting a permit for the same project.

Officer Williams stated that the electrical permit was withdrawn on August 27, 2025, and she contacted the property owner about this update. She stated that she received a call from another contractor on August 28, 2025, who was considering taking on this project. After speaking with him and explaining that work had already been done, he stated that he was not willing to take over the liability of someone else's work.

Officer Williams stated that a site inspection was conducted on September 10, and it appeared that some overgrowth had been removed from the east wall; however, all violations remained.

Officer Williams stated that she received a call from the property owner on September 22, 2025, stating that he was still working on the electrical permit. He was advised by her that this case was still going before the Special Magistrate due to non-compliance. He stated that he thought that the overgrowth and mold had already been corrected, and she advised him that it had not been corrected and encouraged him to attend the Hearing to speak on his behalf.

Per Lake County Property Appraiser, this property is valued at \$753,556.

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. Allow the Respondent until October 30th, 2025, to bring the property into compliance, or a fine of \$100 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 November 20th, 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, an Order of Enforcement is warranted. The Respondent shall pay all costs associated with this matter in the amount of \$150. The Respondent shall have until 5:00 PM, October 30th, 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 \$100 per day to commence on 31st, 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. The Respondent will receive a copy of the full Order.

9. Case 25-002027 – 619 First Ave., Shad L Russell - Nuisances Section 7-46 and 7-67; Minimum Standards-Maint/Appearance Sections 20-20(a)(1); Outside Storage Section LDR 9-2(h)(1); Order of Enforcement (Denise Williams)

Code Enforcement Officer Denise Williams stated that on July 16, 2025, she observed high grass and tree debris on the property. Additionally, there was mold on the home, a piece of trim or fascia from the roof was broken and dangling from the home, and the lawn mower in the backyard appeared to be an inoperable vehicle as it had a flat tire. Officer Williams stated that following the inspection, she attempted, unsuccessfully, to contact the property owner by phone, and was unable to leave him a voicemail message as his mailbox was full. A Courtesy Notice of Violation was sent to the property owner by first class mail.

A site inspection was conducted on July 31, 2025; the property remained non-compliant. A Violation Notice was sent to the property owner by certified mail and was returned, Unclaimed.

A site inspection was conducted on August 20, 2025; the property remained non-compliant. A Hearing Notice was sent to the property owner on August 21, 2025, by certified mail and was returned, Unclaimed. Officer Williams advised that she was able to leave a voicemail message for Mr. Russell requesting that he contact her by her cell phone regarding the condition of his property.

Officer Williams stated that the Hearing Notice was posted on the property on September 4, 2025. An Affidavit of Posting was completed.

Officer Williams stated that a pre-hearing inspection was conducted on September 10, 2025, and she observed that some of the property had been mowed, yet several areas still required mowing, and all violations remained.

Per Lake County Property Appraiser, this property is valued at \$81,397.

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. Impose an administrative fee of \$150 and allow the Respondent until October 6th, 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 October 23rd, 2025, Hearing.

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

The Special Magistrate stated that based on the evidence and testimony presented an Order of Enforcement is warranted. The Respondent shall pay all costs associated with this matter in the amount of \$150. The Respondent shall have until 5:00 PM, October 6th, 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 7th 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. The Respondent will receive a copy of the full Order.

10. Case 25-002070 – 218 Forest Park Lane, FKH SFR Propco I LP Padgett Cir., – Minimum Standards Maint/Appearance Section 20-20(a)(3) and 20-20(c); Nuisances Sections 7-67; Establish Repeat Offender (Denise Williams)

This case has come into compliance.

11. Case 25-002146 – 218 Longview Ave., Regena M Davis – Minimum Standards-General Structure Specifications Section 20-19(f); Nuisances Section 7-67; Order of Enforcement (Denise Williams)

Officer Williams stated that on July 29, 2025, she observed high grass and weeds on this property, along with a dead tree or tree debris that needed to be removed. Additionally, there was also a dead hanging tree limb and a dilapidated fence. A Courtesy Notice of Violation was sent to the property owner by first class mail on July 30, 2025.

A site inspection was conducted on August 14, 2025; the property remained non-compliant. A Violation Notice was sent to the property owner by certified mail and was returned, unclaimed.

Officer Williams stated that while conducting a site inspection of an adjacent property on September 2, 2025, she observed that the condition of the subject property had deteriorated further. The overgrowth had reached heights of over four feet in some areas, and one of the previously identified dead hanging limbs had broken off and fallen into the right-of-way.

A site inspection of the subject property was conducted on September 4, 2025; the property remained non-compliant. A Hearing Notice was sent to the property owner by certified mail and was delivered on September 8, 2025. The Hearing Notice was posted on the property on September 8, 2025, and an Affidavit of Posting was completed.

A pre-hearing inspection was conducted on September 15, 2025; the property remained non-complaint

Per the Lake County Property Appraiser, this property is valued at \$13,195.

Staff Recommendation: Please Find the Respondent in violation of the previously stated Sections of the Town of Lady Lake's Code of Ordinances. Impose an administrative fee of \$150 and allow the Respondent until October 6th, 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 October 23rd, 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, an Order of Enforcement is warranted. The Respondent shall pay all costs associated with this matter in the amount of \$150. The Respondent shall have until 5:00 PM, October 6th, 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 per day to commence on 7th day of October 2025, for each day the Property is not in compliance and continue to accrue at the daily rate until the Property comes into compliance. The Respondent will receive a copy of the full Order.

s/ Joshua E. Bills, Special Magistrate

s/ Carol Osborne, Deputy Town Clerk