

**MINUTES OF THE SPECIAL MAGISTRATE HEARING  
TOWN OF LADY LAKE, FLORIDA  
January 22, 2026**

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; Lt. Robert Tempesta, 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.

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 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**

All who wished to testify were sworn in by the Deputy Town Clerk.

## **APPROVAL OF MINUTES**

### **1. Minutes of November 20, 2025, Special Magistrate Hearing**

The Special Magistrate accepted and signed the minutes of November 20, 2025, hearing into the record as presented.

Senior Code Enforcement Officer Lori Crain advised the following changes to the agenda: Case 25-002080 will be presented as an Amended Order of Enforcement; Case 25-0002392 – Outside Storage Section LDR 9-2(h)(1) was removed and is no longer part of the case; Case 25-001538 will not be presented, final extension has been granted; Case 25-002308 will not be presented.

## OLD BUSINESS

### 1. Case 20-7631 – 218 Skyline Dr., Jeremias M. and Delories Francisco — Request Reduction of Fine/Lien; (Lori Crain)

Senior Code Enforcement Officer Lori Crain stated that an Order of Fine was executed by the Special Magistrate on March 23, 2021, due to the Respondents' failure to comply with the Order of Enforcement dated December 17, 2020. A \$25 daily fine was imposed and commenced on January 22, 2021, and would continue to accrue until compliance was obtained. The total fine to date of that hearing was \$1,500. An \$87 administrative fee was imposed in addition to the unpaid administrative fee from the Order of Enforcement Hearing. The fine and fees were to be paid by April 23, 2021, or all would be recorded as a lien. No one was present for the Respondent. The Certificate of Service was signed and mailed to the Respondent by first class mail and receipt requested certified mail. The certified mail was returned unclaimed on April 22, 2021.

Officer Crain stated a post-hearing inspection was conducted on April 27, 2021. The property remained noncompliant, and the fine and fees unpaid. She stated that she hand-delivered the Order of Fine to the Town Clerk's office to be forwarded to the Lake County Clerk of Court to be recorded as a lien in the Lake County official records. She stated that she received the recorded lien on May 19, 2021. It was recorded on May 4, 2021. She stated that she mailed a copy by certified mail receipt requested, and it was returned unclaimed.

Officer Crain advised that on April 1, 2024, Code Enforcement Officer Williams opened Case 24-1223 on this property for nuisance, property maintenance and building permit violations. She stated that the property owner had made no attempt to contact Code Enforcement between 2021 – 2024. Per the Lake County Property Appraiser's information, Dolores Francisco had been added as a property owner.

Officer Crain stated that on January 30<sup>th</sup>, 2025, she performed the 2024 year-end case management. The 2020 case for this property was reviewed and determined the lien and case would remain open as the property remained noncompliant.

Officer Crain stated that on August 12, 2025, Officer Williams advised that the property was in compliance with code violations in this case. Officer Crain stated that she ceased the lien from accruing; the total fine accrued to that date was \$41,550. In addition, there were \$201 in unpaid administrative and recording fees, for a total of \$41,751.

Officer Crain stated that on October 29, 2025, Ms. Francisco brought the property into compliance with Officer Williams' Case 24-1223. Ms. Francisco personally inquired about the process to reduce the fine. Officer Crain explained the process and that the case could be scheduled for the January 22, 2026, Special Magistrate Hearing. Ms. Francisco paid the

outstanding administrative fees and recording fees and submitted a written letter requesting a reduction of the lien.

Officer Crain stated that she emailed Ms. Francisco on November 3, 2025, and January 5, 2026, informing her that the case would be presented at the January 22, 2026, Special Magistrate Hearing. On January 6<sup>th</sup>, Ms. Francisco contacted Officer Crain to confirm the time and location of the Hearing. Officer Crain stated that Ms. Francisco granted permission for her to access the property to take photos for the hearing. On January 13<sup>th</sup>, Officer Crain emailed Ms. Francisco inquiring about details of the reduction request in preparation for the Special Magistrate hearing.

Per the Lake County Property Appraiser information, the property is valued at \$64,350.

Staff recommendation: After speaking with Ms. Francisco and per the Town of Lady Lake Land Development Regulations Chapter 1, Section 83(h) and 83(h)(5)(a), Staff recommend the current lien of \$41,550 be reduced to \$5,000, which is less than the second option of \$16,087.50, of 25% of the property's value. The Respondent has agreed to pay \$5,000 by April 2, 2026. If not paid by said date, the original amount of the accrued lien of \$41,550 will remain in force against the property and property owners. Per the same LDR, the Special Magistrate's recommended reduction amount and conditions will be presented at the February 2, 2026, meeting of the Town of Lady Lake Commissioners, who will make the final determination.

Delores Francisco, 218 Skyline Dr., Lady Lake

Ms. Francisco was sworn in by the Deputy Town clerk.

Ms. Francisco asked the Special Magistrate to grant the lien reduction request. She stated that the property fell into this condition when Mr. Francisco's ex-wife lived in the mobile home. Ms. Francisco stated that after she and Mr. Fransico were married, they made extensive repairs and upgrades to the home.

The Special Magistrate confirmed with Ms. Francisco that she is requesting the lien be reduced to \$5,000.

Ms. Fransico replied affirmatively.

**The Special Magistrate executed the recommended Order to reduce the accrued lien for Case 20-7631, totaling \$41,500 to be reduced to \$5,000, which shall be due and payable by 5:00 PM, April 2, 2026, following the action of the Town Commission on February 2, 2026. If the reduced lien amount of \$5,000 is not paid by April 2, 2026, it is Ordered that the original lien amount of \$41,500 will remain in force against the Property and the Property Owner. It is further Ordered that an administrative fee of \$150 be assessed and payable by Monday, February 2, 2026. The Respondent will receive a copy of the full Order.**

**2. Case 23-002832 – 103 Caroline Ave., Jeanette Hertzfeld — Request Reduction of Fine/Lien; (Denise Williams)**

Code Enforcement Officer Denise Williams stated that Case 23-002832 was opened on November 14, 2023, for violations of the Town of Lady Lake’s Code of Ordinances Section 20-20(a)(1) Community Preservation, Maintenance and Appearance Standards, and Section 7-67 Health and Sanitation, Certain conditions, Accumulations Deemed Public Nuisance. The owner at the time was Jeanette Hertzfeld.

The property owner failed to bring the property into compliance and ultimately a lien was recorded at the Lake County Clerk of Court on August 29, 2024. During October 2024, a site visit was conducted post Hurricane Milton and the condition of the property deteriorated further as part of the dilapidated porch and roof had come down during the storm.

Officer Williams stated that between April and July 2025 she spoke with multiple third-party contractors and an asset preservation company that were hired by the mortgage company to address some of the violations. She stated that a demolition permit was obtained for the removal of the dilapidated back porch and roof on June 24, 2025. Progress toward compliance was observed at a site inspection conducted on August 28, 2025. The overgrowth had been removed, and the skirting had been corrected.

Officer Williams advised that Doug Fielder became the new property owner on September 18, 2025, and contacted the Town regarding the outstanding lien. She explained the remaining violations on the property and advised that once the violations had been corrected and the fees paid, then this case could be considered for a lien reduction.

Officer Williams stated that she conducted a site inspection on October 6, 2025, and the property was in compliance, and the fine ceased to accrue. The total amount accrued at that time was \$11,700. The administrative fees and recording fees were paid on October 15<sup>th</sup>, and the Town received a written request from Mr. Fielder requesting a reduction of the lien on October 20, 2025.

Officer Williams stated that Mr. Fielder has requested a full waiver of the lien, and she advised him that he should appear at the hearing to speak on his behalf. She further explained that it is the Town Commission’s standard policy to reduce liens on residential properties to either \$5,000 or 25% of the appraised value of the property at the time the lien was imposed. In this case, 25% of the appraised value of \$88,633 equals \$22,158.

Staff recommendation: In accordance with the Town’s Land Development Regulations Section 1-83(h)(5)(a), staff recommend the current lien of \$11,700 be reduced to \$5,000, and impose an administrative fee of \$150 for today’s hearing.

Please allow the Respondent ninety days from the Town Commission's pending approval, or until May 19, 2026, to pay the reduced lien amount and the administrative fee.

Doug Fielder

Mr. Fielder stated that the property was purchased for his daughter and her family, and that he attempted to negotiate with Fannie Mae not to assume this lien. He stated that he did not purchase the property to flip it. Mr. Fielder presented the Special Magistrate with photos of the improvements he has made to the property.

Mr. Fielder stated that he would like the lien completely forgiven, and he understands that it is ultimately the Town Commission's decision. He stated that he will be at the commission meeting when it is presented.

The Special Magistrate stated that the LDR section cited in this case refers to Stipulation Agreements. He stated that the code subsection is unclear whether he has the authority to reduce the recommended lien to less than \$5,000.

Senior Code Enforcement Officer Crain stated it is subject to the Special Magistrate's interpretation. She stated that since she has been with the Town all lien reductions have been presented as 25% of the value or \$5,000, whichever is less, and that the Town is willing to negotiate a lower amount. She stated that the Town Commission has waived liens in the past.

The Special Magistrate stated that he needs clarification from the Town's attorney regarding his discretion under this code because the Respondent is requesting a full waiver of the lien.

**Case 23-002832 is continued to the February 26, 2026, Special Magistrate Hearing at 10:30 a.m.**

**3. Case 25-002832 – 126 North Hwy 27/441, Eugene R. Boone Trust — Commercial Minimum Standards Section 20-51(a)(2), (b and f) and 20-52(2); Amended Order of Enforcement; (Denise Williams)**

Officer Williams stated that an Order of Enforcement was entered at the November 20, 2025, Special Magistrate Hearing. The Respondent was not present. The Respondent was found in violation of all the Sections stated, a \$150 administrative fee was imposed, and the Respondent was given until January 5, 2026, to pay the administrative fee and to bring the property into complete compliance or a daily fine of \$100 would begin to accrue on January 6, 2026, 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 and to the tenant by certified mail and USPS first class mail. A copy of the Order of Enforcement was also emailed to the property owners. Both Order of Enforcement notices sent by certified mail were delivered.

Officer Williams stated that on December 4, 2025, she received a call from the property owner, Gene Boone, inquiring about the comply-by date. He stated that there may be a delay with the start date with the project because almost all the contractors that he had spoken with could not begin for several weeks. Officer Williams stated that she reminded Mr. Boone that when they spoke before the Thanksgiving holiday, he stated that arrangements had already been made to move forward with Brian Ehlers Construction. She explained that when she spoke with this company's representative, they stated that a comply by date of January 5, 2026, was more than enough time to complete this project. Mr. Boone stated that he was unsure if he was going to move forward with Brian Ehlers Construction due to the cost involved.

Officer Williams stated that she explained to Mr. Boone that she confirmed with him that this would be resolved by the recommended comply-by date before presenting the case before the Special Magistrate, and that he changed contractors multiple times, which does not help this case and has prolonged the repairs. She advised Mr. Boone that if he could not complete the project by the specified date, he would need to attend the Order of Fine Hearing and speak on his own behalf.

Officer Williams stated that on December 15, 2025, she received a call from a contractor with Drake Construction inquiring about the process to obtain a permit for this project. Officer Williams stated that she transferred the call to the Building Department to assist with this process. On December 29<sup>th</sup>, a permit application for the repairs was submitted to the building department and was approved on January 5, 2026. A post hearing inspection was conducted on January 7, 2026. The permit remained in the pending payment status and had not been obtained as of this date. A Notice of Noncompliance was sent to the property owner by certified mail and was delivered on January 12<sup>th</sup>. The permit for the repairs was obtained on this date.

Officer Williams stated that she received a call from the contractor on January 13, 2026, informing her the repairs to the building began this day and that the building will need to be repainted afterwards and that they were pushing to get the repairs completed before the Hearing.

Officer Williams stated that the building passed a House Wrap Inspection on January 16<sup>th</sup>. She stated that the contractor called her on January 20<sup>th</sup> advising that he anticipates the stucco work to be completed by the end of the week and the building painted within the next two-three weeks. She stated she would recommend an Amended Order of Enforcement instead of an Order of Fine to the Special Magistrate to allow additional time to complete the project. They agreed the project would be compliant by February 20, 2026.

Staff Recommendation: Amend the Order of Enforcement entered on November 20, 2025, to allow the Respondent until March 1<sup>st</sup>, 2026, to bring the property into compliance, or a fine of

\$100 per day will begin to accrue until the property comes into complete compliance. Impose an administrative fee of \$150 for today's hearing, in addition to the unpaid administrative fee from the Order of Enforcement Hearing on November 20<sup>th</sup>, 2025. If the property is not brought into complete compliance by this date or if the administrative fees have not been paid by this date, an Order of Fine will be recommended at the March 26<sup>th</sup>, 2026, Hearing.

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

**The Special Magistrate entered the Amended Order of Enforcement based on the evidence and testimony presented. Respondent shall pay all costs associated with this matter in the amount of \$150 in addition to the unpaid administrative fee from the Order of Enforcement Hearing on November 20, 2025, for a total of \$300. The Respondent shall have until 5:00PM, March 1, 2026, 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 March 2<sup>nd</sup>, 2026, for each day the Property is not in compliance and shall 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.**

**4. Case 25-002150 – 407 Sierra Oaks Circle, Shawn Gillespie and Samantha Seibert – Minimum Standards-Maint/Appear-Section 20-20(a)(1 and 3); Nuisances-Section 7-67; Order of Fine (Denise Williams)**

Code Enforcement Officer Denise Williams stated that the Special Magistrate entered the Order of Enforcement at the November 20, 2025, Special Magistrate Hearing. She stated that the Respondent was not present and was found in violation of all the Sections stated. A \$150 administrative fee was imposed, and the Respondent was given until January 5, 2026, to pay the administrative fee and to bring the property into complete compliance or a daily fine of \$50 will start to accrue on January 6, 2026, until the property is brought into complete compliance. She stated that she signed the Certificate of Service and sent the Order of Enforcement to the Respondents by certified mail and USPS first class mail.

Officer Williams stated that a post-hearing inspection was conducted on January 6, 2026, and the property remained noncompliant. An Affidavit of Noncompliance was sent to the property owners by certified mail on January 7<sup>th</sup>, and is pending delivery to date.

Staff Recommendation: Find Respondents in violation of the Order of Enforcement dated November 20, 2025. Impose a \$150 administrative fee, and enter an Order of Fine in the amount of \$800, which is the total amount accrued to date of the \$50 daily fine that began on January 6, 2026. The 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, February 3, 2026, or all will be recorded as a lien against the property.

The Special Magistrate inquired if the home was vacant.

Officer Williams stated that the home is not vacant.

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. Respondents shall pay a fine in the amount of \$50 per day commencing on January 6, 2026, 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 \$800. Respondents shall pay all costs associated with the case in the amount of \$150. All fines and costs shall be paid by 5:00 p.m., February 3, 2026, and bring the property into compliance to cure the violation(s) described above. The Respondents shall receive a copy of the full Order.**

#### **NEW BUSINESS**

**1. Case 25-000392 – 223 Longview Ave., Robert C. Hesidence or Myrtle Suggs – Nuisances Section 7-67; Minimum Standards - General Structure Specifications Section 20-19(f); Outside Storage Section LDR 9-2(h)(1); Order of Enforcement (Lori Crain)**

Senior Code Enforcement Officer Lori Crain stated that on February 10, 2025, she received an online complaint of trash and debris, damaged areas on the structure and the roof, property vegetation overgrown that was possibly contributing to the rat problem in the neighborhood. She stated that she conducted an initial site inspection and observed several violations. She stated that she returned to the property the following day to take more photos. The Courtesy Violation was prepared and sent on February 13, 2025, by first class mail to the property owners per the Lake County Property Appraiser website, with the comply by date of March 10, 2025. A reinspection of the property was conducted on March 11<sup>th</sup> and the property remained noncompliant.

Officer Crain stated that she conducted another site inspection on April 1<sup>st</sup> and observed a vehicle backing into the driveway. She returned the following day and observed the property remained noncompliant. No photos were taken. She stated that a Violation Notice was sent by certified mail to the property owners with the compliance date of April 30, 2025. The notice was delivered on April 18<sup>th</sup> and signed by R. Hesidence.

Officer Crain stated that on April 28<sup>th</sup>, she received a voicemail from the property owner, Robert Hesidence requesting Officer Crain return his call and inquired the name of the complainant. She

stated that when she called Mr. Hesidence, he informed her that he is working on the property and that the complainant is known in the neighborhood for complaining about other properties. He stated that the overgrowth on the east and north side of his property is from the medical facility adjacent to his property (Fresenius Kidney Care). Officer Crain granted an extension to May 12, 2025.

On April 29<sup>th</sup>, Officer Crain conducted a site inspection at the adjacent property, 310 Longview Avenue, and took photos of the overgrowth Mr. Hesidence referenced. She emailed the property owner, Helga Williamson, regarding the complaint. She replied advising that she will contact the tenants and maintenance personnel. In a subsequent email on May 12<sup>th</sup>, Ms. Williamson indicated that the property owner at 223 Longview Avenue needs to mow their side of the fence before they can mow their side. Officer Crain informed her that the overgrowth over the property line into another's property must be mowed by them. A neighboring property owner cannot be forced to remove or mow anything on their property, even if it originates from the neighboring side of the fence.

Officer Crain stated that a site inspection at Mr. Hesidence's property on May 13<sup>th</sup> confirmed noncompliance. She stated that her attempt to contact Mr. Hesidence on May 19<sup>th</sup> was unsuccessful as his voicemail box was not set up.

Officer Crain stated that she met with Ms. Williamson, a doctor, the office manager, Shannon, and the maintenance men on site at 310 Longview Avenue. They discussed the property line and the overgrowth that needs cut back. Mr. Hesidence was also present. He granted the landscapers permission to that side of his property to access the overgrowth on their side of the fence. Shannon stated the irrigation has not worked for a while.

Officer Crain advised them to replace any dead, dying and missing vegetation. She granted them 90 days to complete this project provided that she would observe progress every two weeks. She explained to Mr. Hesidence that when the commercial property is cleaned up, it will give her better view to his side of the fence and the backyard, and she will address any issues at that time. Mr. Hesidence stated that he has been slowly working on the property due to health issues.

Officer Crain stated that she observed some progress during the June 16<sup>th</sup> site inspection, and no further progress during the July 3<sup>rd</sup> site inspection. When she contacted Mr. Hesidence on July 9<sup>th</sup>, he stated that he had been removing debris, overgrowth, branches from the roof and working on cleaning up under the carport.

Officer Crain stated no progress was observed during the site inspection on August 4<sup>th</sup>. No photos were taken. She stated her attempt to contact Mr. Hesidence on August 5<sup>th</sup> via phone was unsuccessful. She conducted a site visit and could hear a television or radio on inside the home. She stated that when there was no answer at the door, she left a note on the back of her business

card for Mr. Hesidence that more work needs to be done on the property to avoid the case being presented to the Special Magistrate and to contact her. Photos were taken of junk under the covered porch area.

Officer Crain stated that Mr. Hesidence left a voicemail stating he received her note. He explained that his yard equipment no longer works, that he has been seeing doctors to help him get disability and stated, quote "Do not threaten me with a hearing again. I will get a lawyer..." unquote. She extended the compliance date an additional two weeks for either an update or to observe progress toward compliance.

Officer Crain stated that she observed some progress toward compliance during site inspections conducted from August 20<sup>th</sup> through September 29<sup>th</sup>. No notable progress was observed during the October 6<sup>th</sup> site inspection. She left Mr. Hesidence a voicemail message the next day requesting him to remove weeds on the roof and in the gutters, trim back anything touching the house and to mow the grass in front of the house. Another site inspection would be conducted on October 23<sup>rd</sup>, which is the final extension, and that this case has been open since February.

On October 22<sup>nd</sup>, after conducting a site inspection at the adjacent property, Officer Crain conducted a site inspection at Mr. Hesidence's property. The property remained noncompliant. Photos were taken. Another site inspection was conducted on October 29<sup>th</sup>; the property remained noncompliant.

Officer Crain stated that she scheduled this case for the November 20<sup>th</sup>, 2025, Special Magistrate hearing and sent the Hearing Notice by certified mail to the property owners.

A pre-hearing inspection was conducted on November 12<sup>th</sup>. She observed half the weeds on the roof had been removed. The Hearing Notice had not been delivered to date, and it was now past date required to post the property. Therefore, the case was not prepared for the hearing. She informed the Special Magistrate at the November hearing that the case would not be presented due to no service to Respondents. The Hearing Notice was returned in the mail as unclaimed on November 24, 2025.

Officer Crain stated that on December 4<sup>th</sup>, she rescheduled this case for the January 22, 2026, Special Magistrate hearing. The Hearing Notice was prepared and sent via certified mail. The Hearing Notice was posted on the property this same day, and the Affidavit of Posting was completed. The Hearing Notice was delivered on December 8<sup>th</sup>, signed by Hesidence.

Officer Crain stated that Mr. Hesidence called her on December 23<sup>rd</sup> and stated that he received the notice and that he would not be in attendance. She asked if he could attend the February hearing. He stated that he would not attend any hearing and did not know why he was required to attend. Officer Crain explained that his attendance is not required, yet it is in his best interest if

he or someone representing him would be there. He stated he has lived here for 22 years, he does not belong to an HOA, nor did he ever sign any papers agreeing to abide by any HOA bylaws. He stated that the complainant started the mess and he has had problems with them ever since they moved in. She explained that she is required to address the valid violations on his property and that she has allowed him an extensive amount of time to bring his property into compliance. She stated she must provide a deadline or present the case to the Special Magistrate. She explained that the town's ordinances and regulations apply to all properties within the town limits. Mr. Hesidence stated that he did not sign anything to abide by the town's laws. She stated that he was told that he had up until the hearing date to completely comply and she would grant him more time at the hearing, but he could face daily fines. She stated that he used profanity at times and eventually hung up on her.

Site inspections were conducted on January 5<sup>th</sup> and January 15<sup>th</sup>, and the property remained noncompliant.

Staff recommendation: Find Respondent in violation of sections stated, assess an administrative fee of \$150 and allow the Respondents until March 1<sup>st</sup>, 2026, to bring the property into complete compliance or a fine of \$25 per day will begin to accrue until the compliance is obtained.

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

**The Special Magistrate stated that based on the evidence and testimony in this case the Order of Enforcement is warranted. The Respondents shall pay all costs associated with this matter in the amount of \$150; the Respondents shall have until 5:00 PM March 1<sup>st</sup>, 2026, to bring the property into compliance to cure the 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 \$25 per day to commence on March 2<sup>nd</sup>, 2026, 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 Respondents will receive a copy of the full Order.**

**2. Cases 25-001538 – 1234 Padgett Circle, Yolanda Cannon - Nuisances-Section 7-46 and 7-67; Minimum Standards-Gen Struct Spec-Section 20-19(f); Order of Enforcement (Denise Williams)**

This case was not presented; extension granted.

**Case 25-002308 – 433 Alma St., Lisa Zeunik - Minimum Standards-General Structure Specifications Section 20-19(b); Minimum Standards-Maint/Appear-Section 20-20(a)(1); Nuisances-Section 20-24(b) 7-46 and 7-67; Order of Enforcement (Lori Crain)**

This case was not presented.

**3. Case 25-003227 – 702 Summit Street, 702 Summit Land Trust – Minimum Standards Compliance required-Section 20-15; Minimum Standards-Sanitation Section 20-18(f); Minimum Standards-Gen Struct Spec-Section 20-19(d); Unsafe Dwellings-Section 20-21 and 20-21(h and j); Building Permit-Section LDR 16-54(b)(1 and 2); Responsibilities of Owners Section 20-23 and 20-23(a)(4); Order of Enforcement (Denise Williams)**

Code Enforcement Officer Denise Williams stated that on December 8, 2025, she observed an inoperable boat and trailer parked in the right-of-way. The trailer was missing a wheel and did not have a tag. The vehicles were blocking the sidewalk and partially in the road, presenting a safety concern. This violation was documented in Case 25-001533.

Officer Williams stated that the boat and trailer were towed by the Lady Lake Police Department, Case L25018702, on December 9, 2025. When asked about the boat, the resident told the LLPD that there was no electricity on at the home. Code Enforcement received this information on December 11<sup>th</sup> and informed Duke Energy and the Town of Lady Lake's Utility Department. It was confirmed that the home did not have power or water. Upon further investigation Officer Williams discovered that this property had an expired demolition permit for a shed. This violation was added to the case file.

Officer Williams stated that a Violation Notice was sent to the property owner by certified mail on December 11<sup>th</sup>, and was delivered on December 18<sup>th</sup>. A Violation Notice was also sent to the tenant by certified mail and was returned, Unclaimed, on December 20<sup>th</sup>. A copy of the Violation Notice and "Unsafe to Occupy" signs were posted on the property. An Affidavit of Posting was completed.

Officer Williams stated that on December 29<sup>th</sup> it was confirmed that the home remained without power and water. The "Unsafe to Occupy" signs had been removed.

Officer Williams stated that she conducted a site inspection on January 5<sup>th</sup>, and the property remained noncompliant. A Hearing Notice was sent to the property owner by certified mail and was delivered on January 13<sup>th</sup>. A Hearing Notice was sent to the tenant by certified mail and remains undelivered. A copy of the Hearing Notice and "Unsafe to Occupy" signs were posted on the property. An Affidavit of Posting was completed.

Officer Williams stated a pre-hearing inspection was conducted on January 12<sup>th</sup>. The property remained noncompliant and no active utilities to date. The expired demolition permit has not been renewed; more junk and trash were observed outside of the home in the front yard.

Officer Williams stated that the Hearing Notice and the "Unsafe to Occupy" sign that were posted on the front door had been removed.

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

Staff recommendation: 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 February 3<sup>rd</sup>, 2026, 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 February 26, 2026, Special Magistrate Hearing.


The Special Magistrate stated that no one is present to speak regarding this case.

**The Special Magistrate stated that based on the evidence and testimony in this case the 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 February 5, 2026, to bring the property into compliance to cure the violation(s), including payment of all costs, or a daily fine of \$25 per day will commence on February 6, 2026, and will 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.**

**ADJOURN**

There being no further business, the meeting was adjourned at 11:39 a.m.

  
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Joshua E. Bills, Special Magistrate

  
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Carol Osborne, Deputy Town Clerk