

**MINUTES OF THE SPECIAL MAGISTRATE HEARING
TOWN OF LADY LAKE, FLORIDA
October 23, 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; Jean Cintron, 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 the Code Enforcement Officer be sworn in.

APPROVAL OF MINUTES

1. Minutes of September 25, 2025, Special Magistrate Hearing

The Special Magistrate accepted and signed the minutes of the September 25, 2025, hearing into the record as presented.

Code Enforcement Officer Williams advised that there are no changes to the agenda.

OLD BUSINESS

1. Case 25-001533 – 702 Summit St., Gulf Stream LLC – Town of Lady Lake Code of Ordinances: Section 20-19(a)(1), Weatherproof and Watertight; Section 20-19(b), Stairs, Porches, Balconies; 20-19(f), Fences in Good Condition; Section 20-20(a)(1), Exterior Surfaces Maintained Adequately; Section 20-20(a)(6), Window and Doors; Section 20-20(c), Yards, Vegetation, Hazards; Section 4-2, Keeping of Certain Animals and Fowl Prohibited; Section 7-67, Trash, Weeds, Vegetation; Town of Lady Lake LDR Section 5-4(g)(1)(l), MX-8, Agriculture;

Repeat Violations – Town of Lady Lake Code of Ordinances Section 7-46, Storage of Junk, etc., Prohibited; Town of Lady Lake LDR Section 9-2(h)(1), Residential Uses; Repeat Offender (Denise Williams)

Code Enforcement Officer Denise Williams stated that the Special Magistrate executed an Order of Enforcement at the September 25, 2025, Special Magistrate hearing. The Respondent was not present and was found in repeat violation of Section 7-46 and LDR 9-2(h)(1) and also found in violation of ALL the other Sections stated. A \$150.00 administrative fee was imposed. A daily fine of \$100.00 commenced on July 28, 2025, for the Repeat Violations and shall continue to accrue at this rate until the property is brought into complete compliance for the Repeat Violations.

Officer Williams stated that the Respondent was given until October 7, 2025, to bring the property into complete compliance of every stated violation, including payment of all costs or a daily fine of \$50.00 would start to accrue on October 8, 2025, for the non-repeat violations in addition to the fine for the Repeat Violations. Both fines will accrue concurrently 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 Respondent by certified mail and USPS first class mail.

Officer Williams stated that she conducted a post-hearing inspection on October 8, 2025, and the property remained non-compliant. An Affidavit of Non-Compliance 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 September 25, 2025, and impose an administrative fee of \$150.00. Enter an Order of Fine in the amount of \$750.00, which is the total amount accrued to date of the \$50.00 daily fine that began to accrue on October 7, 2025. Further, enter an Order of Fine in the amount of \$8,700.00, which is the total amount accrued to date of the daily fine of \$100.00 for the repeat violations that began to accrue on July 28, 2025.

Both fines will continue to accrue concurrently until full compliance is obtained. The fines and fees are to be paid in full to the Town of Lady Lake by 5:00 PM, Monday, November 3rd, 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 \$100.00 per day commencing on July 28, 2025, for the repeat violations, and shall continue to accrue until such time as the property is brought into compliance with the Town of Lady Lake Land Development

Regulations and/or Code of Ordinances. Total accrued fine for the repeat violations at the date of this Order is \$8,700.00.

Respondent shall pay fine in the amount of \$50.00 per day commencing on October 8, 2025, for the nonrepeat violations, 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. Total accrued fine at the date of this Order is \$750.00. 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., November 3rd, 2025, and bring the property into compliance to cure the violation(s) described above. The Respondent will receive a copy of the full Order.

2. Case 25-002027 – 619 First Ave., Shad L Russell – Town of Lady Lake Code of Ordinances Section 7-46, Storage of Junk, etc., Prohibited; Section 7-67, Trash, Weeds, Vegetation; Section 20-20(a)(1), Exterior Surfaces Maintained Adequately. Town of Lady Lake LDR Section 9-2(h)(1), Residential Uses; Order of Fine (Denise Williams)

Code Enforcement Officer Denise Williams stated that the Special Magistrate executed an Order of Enforcement at the September 25, 2025, Special Magistrate hearing. The Respondent was not present and was found in violation of all sections stated. A \$150.00 administrative fee was imposed and the Respondent was given until October 6, 2025, to pay the administrative fee and bring the property into complete compliance or a daily fine of \$50.00 would begin to accrue on October 7, 2025, until the property was brought into complete compliance. The Special Magistrate executed an Order of Enforcement. 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.

Officer Williams stated that a post-hearing inspection was conducted on October 7, 2025, and the property remained non-compliant. An Affidavit of Non-Compliance was mailed to property owner by certified mail and was delivered on October 11, 2025.

Officer Williams stated that she received a call from the property owner on October 9, 2025, informing her that he had corrected some of the violations and continues to work on bringing the entire property into compliance. He stated that he had also lost his job, his mower had been broken and that he does not have the money to pay the administrative fee. Officer Williams stated that she encouraged the Respondent to continue working on correcting the violations and explained that the fine that is currently accruing would stop if he could correct the violations before the Order of Fine hearing on October 23, 2025. He stated that he would work on this and request a site inspection after the weekend.

Officer Williams stated that a site inspection was conducted on October 15, 2025, and no additional progress was observed.

Officer Williams stated that Mr. Russell contacted her on October 20, 2025, requesting a site inspection. Mr. Russell stated that the property was not in complete compliance as he needs to remove the mold from the home. Officer Williams stated that she encouraged Mr. Russell to continue working on correcting the violations and scheduled a site inspection on October 22, 2025.

Staff recommendation: Please Find the Respondent in violation of the Order of Enforcement dated September 25, 2025, and impose an administrative fee of \$150.00. Enter an Order of Fine in the amount of \$800.00, which is the total amount accrued to date of the daily fine of \$50.00 that began to accrue on October 7, 2025. The daily fine will continue to accrue at this rate until full compliance is obtained. The fine and fees are to be paid in full to the Town of Lady Lake by 5:00 PM, Monday, November 3rd, 2025, or all will be recorded as a lien against the property.

The Special Magistrate inquired as to whether the Town Commission would be presented for a lien reduction.

Officer Williams advised that the current fine does not exceed \$5,000, which is the minimum required for a lien reduction request.

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 October 7th, 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 \$800.00. 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. November 3rd, 2025, and bring the property into compliance to cure the violation(s) described above or all will recorded as a lien against the property. The Respondent will receive a copy of the full Order.

3. Case 25-002146 – 218 Longview Ave., Regena M Davis – Town of Lady Lake Code of Ordinances Section 7-67, Trash, Weeds, Vegetation; Section 20-19(f), Fences in Good Condition; Order of Fine (Denise Williams)

Code Enforcement Officer Denise Williams stated that the Special Magistrate executed an Order of Enforcement at the September 25, 2025, Special Magistrate hearing. The Respondent

was not present and was found in violation of all the sections stated. A \$150.00 administrative fee was imposed and the Respondent was given until October 6, 2025, to pay the administrative fee and bring the property into complete compliance or a daily fine of \$50.00 would begin to accrue on October 7, 2025, until the property was 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.

Officer Williams stated that she conducted a post-hearing inspection on October 7, 2025, and noted some progress as a portion of the property had been mowed. However, all the original violations remained. A Notice of Noncompliance was to the property owner by certified mail and is still pending delivery.

Staff recommendation: Please Find the Respondent in violation of the Order of Enforcement dated September 25, 2025. Impose an administrative fee of \$150.00 and enter an Order of Fine in the amount of \$800.00, which is the total amount accrued to date of the daily fine of \$50.00 that began to accrue on October 7th, 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, Monday, November 3rd, 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 October 7th, 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 \$800.00. 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. November 3rd, 2025, and bring the property into compliance to cure the violation(s) described above or all will be recorded as a lien against the property. The Respondents will receive a copy of the full Order.

NEW BUSINESS

1. Case 25-002521 – 709 Megan Circle – Harold Crume – Town of Lady Lake Code of Ordinances Section 20-20(a)(3), Off-Street Parking; Section 20-24(b), Property Adjacent to Dwellings; Section 7-46, Storage of Junk, etc., Prohibited; Section 7-67, Trash, Weeds, Vegetation. Town of Lady Lake LDR Section 9-2(h)(1), Residential Uses; Section 9-3(c)(1), Vehicle Repair; Establish Repeat Offender (Denise Williams)

Code Enforcement Officer Williams stated that on September 10, 2025, she observed junk and trash, off-street parking, multiple inoperable golf carts, and auto repair being conducted on the property. A combined Violation Notice/Hearing Notice was sent to the property owner by certified mail on September 17, 2025, and was delivered on September 22, 2025. She stated that she hand-delivered a copy of the Hearing Notice to the property owner on October 6, 2025, and an Affidavit of Service was completed.

Officer Williams stated that on October 8, 2025, a pre-hearing inspection was conducted, and progress was noted as the trailer loaded with junk had been removed from the property. However, all violations still remained. Additional progress was observed at the October 15, 2025 site inspection yet the property remained in violation.

Officer Williams stated that she is requesting to establish the Respondent as a Repeat Offender of Sections 7-46, 7-67, 20-20(a)(3), 20-24(b), and LDR 9-2(h)(1). These violations had been previously cited and corrected under Case #24-002153: Courtesy Violation Notice was sent on July 29, 2024; Violation Notice was sent on November 13, 2024; Hearing Notice was sent on December 3, 2024; 2nd Hearing Notice was sent on March 5, 2025; Order of Enforcement was entered on April 24, 2025.

Per Lake County Property Appraiser, this property is valued at \$219,979.00.

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 Respondent until November 3rd, 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 November 20th, 2025, Hearing. Further order that the Respondent be established as a Repeat Offender of Sections 7-46, 7-67, 20-20(a)(3), 20-24(b), and LDR 9-2(h)(1) 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 based on the evidence and testimony presented and Order of Enforcement is warranted. The Respondent shall pay all costs associated with this matter in the amount of \$150.00. The Respondent shall have until 5:00 PM, November 3rd, 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 4th day of November

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.

Further Ordered that any future violations of Code of Ordinances Section(s) 20-20(a)(3), 20-24(b), 7-46, 7-67, or LDR 9-2(h)(1) will be cited as Repeat Violations and the property owner as a Repeat Offender. The Respondent will receive a copy of the full Order.

2. Case 25-002596 – 995 South Hwy 27/441 – Fred Schweitz #2 LLC – Nuisances Section 7-67; Commercial Minimum Standards Section 20-51 (a and e); Responsibilities of Owners Section 20-54(b); Establish Repeat Offender (Denise Williams)

Code Enforcement Officer Denise Williams stated that on September 17, 2025, Code Enforcement received a complaint that there was a broken pipe on the property and at times there is a strong sewer odor. The complainant stated that there is tall grass and overgrowth, trash, debris and multiple wasp nests on the property.

Officer Williams stated that she conducted a site inspection on September 17, 2025, and observed tall grass and overgrowth, trash, debris, and multiple wasps nests as submitted by the complainant. She stated that the broken pipe was in fact a "clean out" stack. The pipe was mostly intact, but the top edge was jagged and chipped, and is required to be capped. She stated that she did not detect an odor.

Officer Williams stated that she observed the gate to the retention pond was open and unsecured.

A combined Violation Notice/Hearing Notice was sent to the property owner by certified mail on September 22, 2025, and was delivered on September 26, 2025. A combined Violation Notice/Hearing Notice was also sent to the property owner at the local property address by certified mail on September 22, 2025, and was refused on October 9, 2025.

Officer Williams stated that on October 6, 2025, Mr. Schweitz came into Town Hall and asked if she had re-inspected the property. She stated that she advised him that she scheduled the site inspection later that week. She stated that Mr. Schweitz inquired about the violations, and she advised him that the entire property needed to be mowed, which included behind the buildings and around the retention pond. She advised him that one of the stacks between the buildings for the septic was broken and needed to be capped, and that there the junk or trash behind the building must be removed from the property. She stated that Mr. Schweitz then interrupted her stating that he pays a lot of taxes yet the Town does not do anything for him and that he wanted to inspect the Town's buildings.

Officer Williams stated that she advised him this case would be presented to the Special Magistrate due to the reoccurring violations and the property not being maintained. She

stated that Mr. Schweitz began making derogatory comments and she advised him to have a nice day and that she would see him at the Hearing.

Officer Williams stated that she conducted a pre-hearing inspection on October 9, 2025, and observed that most of the property had been mowed and some of the junk and debris had been removed. However, all violations still remained. She stated that later in the day she received several photos from the Utility Department, which had been sent to them by the property owner. The Utility Department also informed her that the property owner stated the clean-out pipe had been repaired.

Officer Williams stated that she conducted a site inspection on October 13, 2025, and confirmed that the clean out stack had been repaired and capped, and Violation 20-51(e) was closed at that time. She stated that multiple wasp nests remained on the property, as well as some debris behind the building. She stated that Mr. Schweitz called her to discuss the inspection of the property. She stated that she advised Mr. Schweitz that she observed progress and explained that not all the violations had been corrected to date. She stated that a lot wasp nests needed to be removed from the building, and he stated that he never heard such a thing. She stated that she advised him that there was a few items behind the building that still needed to be removed and he stated that was his storage area.

Officer Williams stated that when she explained that outside storage was not allowed and that he needed to store those items in an enclosed area, he became argumentative and stated that he never received proper notice. She advised him that the Certified Letter that was mailed to him was delivered and signed for, and he stated that he was going to speak with the post office about that because no one is at his house during the day, and he has never received any letter that the Town has sent him. She stated that Mr. Schweitz stated that he believed that Town staff signed for the letter and she advised him that was not the case.

Officer Williams stated that she reiterated to Mr. Schweitz that this case would be presented to the Special Magistrate to establish him as a Repeat Offender due to the reoccurring violation of the grass not being mowed and maintained. She stated that Mr. Schweitz repeated to her several times that she “needed to watch myself”. Officer Williams stated that she advised him to have a nice day.

Officer Williams stated that she conducted a site inspection on October 16, 2025, and multiple wasp nests remained on the property and the grass within the lift station area had not been mowed.

Requesting to Establish the Respondent as a Repeat Offender of Section 7-67. The property owner has been cited for this section under Case 23-002857, Case 24-000220, Case 24-001623, and Case 24-003116.

Per Lake County Property Appraiser, this property is valued at \$1,889,446.00.

Staff Recommendation: 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 \$150.00 and allow the Respondent until November 3rd, 2025, to bring the property into compliance or a fine of \$100.00 per day will begin to accrue until the property comes into complete compliance. 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.

Further order that the Respondent be established as a Repeat Offender of Section 7-67 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 November 3rd, 2025, to pay 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 \$100.00 per day to commence on 4th day of November 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.

Further Order that any future violations of Code of Ordinances Section 7-67 will be cited as Repeat Violations and the property owner as a Repeat Offender. The Respondent will receive a copy of the full Order.



Joshua E. Bills, Special Magistrate



Carol Osborne, Deputy Town Clerk