

**MINUTES OF THE SPECIAL MAGISTRATE HEARING
TOWN OF LADY LAKE, FLORIDA
March 26, 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; Deputy Chief Jason Brough, 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.

APPROVAL OF MINUTES

1. Minutes of February 26, 2026, Special Magistrate Hearing

The Special Magistrate accepted and signed the minutes of February 26, 2026, hearing into the record as presented.

SWEARING IN

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

There are no amendments to the agenda.

OLD BUSINESS

1. Case 25-000392 — 223 Longview Ave., Robert C Hesidence or Myrtle Suggs — Nuisances Section 7-67; Minimum Standards Section 20-19(f); Request to Waive Administrative Fee; (Lori Crain)

Senior Code Enforcement Officer Lori Crain stated that Case 23-002832 was presented at the Special Magistrate Hearing on January 22, 2026. An Order of Enforcement was entered. The Respondents were found in violation of property maintenance and nuisance codes, assessed a \$150 administrative fee, and allowed to March 1, 2026, to bring the property into compliance or a \$25 per day fine would begin to accrue on March 2. The Order of Fine hearing is scheduled for March 26, 2026, if required. No one was present for the Respondents. Officer Crain stated that she signed the Certificate of Service after the hearing and mailed it by first class and certified mail to property owners. Certified mailing was returned marked unclaimed.

Officer Crain stated that she discussed the Order of Enforcement with Mr. Hesidence on January 28. He again stated he has health and financial issues, and he has been doing the best he can. Officer Crain explained to Mr. Hesidence that if he brings the property into complete compliance prior to the Order of Fine hearing, his case would not be presented to the Special Magistrate, and she will request that the \$150 administrative fee be waived due to financial constraints.

A post hearing inspection was conducted on March 2. The property was in compliance; the administrative fee remained unpaid.

Staff recommendation: Waive the administrative fee from the January 22, 2026, Order of Enforcement hearing and request no administrative fee be assessed for the March 26, 2026, Order of Fine hearing.

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

The Special Magistrate executed the recommended Order to waive the administrative fee for Case 25-000392, and request to waive the administrative fee for the March 26, 2026, Order of Fine hearing. The Respondent will receive a copy of the full Order.

2. Case 25-002080 — 126 North Hwy 27/441, Eugene R Boone Trust — Commercial Minimum Standards Section 20-51(a)(2), 20-51(b) and (f), and 20-52(2); Order of Fine (Denise Williams)

Code Enforcement Officer Denise Williams stated that the Special Magistrate entered an Amended Order of Enforcement on January 22, 2026. 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 March 1, 2026, to pay the administrative fees and to bring the property into complete compliance or a daily fine of \$100 would begin to accrue on March 2, 2026, until the property is brought into complete compliance. An email was sent to the

property owners along with a copy of the Amended Order of Enforcement explaining the outcome of his case.

Officer Williams stated that she conducted a site inspection on March 3 and the property remained noncompliant. She noted that the stucco work had been completed and the permit passed an additional LATH inspection on January 21, 2026. However, the permit remained open and incomplete as a final inspection had not been requested to date nor had the building been painted. In addition, there was an accumulation of concrete debris on the ground along the west side of the building that had not been cleaned up, and the administrative fees remained unpaid to date. She stated that while conducting the post-hearing inspection she observed that the Fox Fire/REMAX business was no longer at this location, yet all the signs remained. (This violation was added to Case # 26-000604)

Officer Williams stated that as a courtesy she contacted Mr. Gene Boone on March 4 advising him that the stucco permit remained incomplete. Mr. Boone stated that he was unaware of this and would follow up with the contractor. She advised Mr. Boone that the building needed to meet the Town's appearance standards, including completion of painting, and that all administrative fees must also be paid to achieve full compliance. Mr. Boone stated that he was not aware of any administrative fees. Officer Williams explained that an administrative fee is assessed each time a case is presented before the Special Magistrate and that this information was included in the original Order of Enforcement and the Amended Order of Enforcement that were sent to him via mail and email. Mr. Boone stated that he did not receive anything in the mail.

Officer Williams stated that she reminded Mr. Boone that they had discussed the Order of Fine hearing originally scheduled for January and that, at his request, the Order of Fine was changed to an Amended Order of Enforcement to allow him additional time to bring the property into compliance. She advised him that the Order of Enforcement was amended despite his absence from the hearing, which he had indicated that he would attend. Mr. Boone stated that he was attempting to determine a color to paint the building. She reminded him of the comply by date outlined in the Order and advised him that a daily fine had begun to accrue due to noncompliance, adding that this case would be going back before the Special Magistrate on March 26th for an Order of Fine Hearing. Mr. Boone then became dismissive and stated that he would come by the office to discuss this matter further, and then he ended the call. She stated that later that afternoon she contacted the contractor and inquired about the status of the Stucco Permit. Mr. Drake stated that he would take care of this and get the permit closed out ASAP.

Officer Williams stated that the Stucco Permit failed a final building inspection on March 12. The Building Official indicated that there were visible cracks and concerns with the quality of the repairs. The Building Official advised that the cracks appear to be structural issues that were not fully addressed by the stucco repair application. He indicated further that the cracks impact the building's water resistance and appearance and potentially the building's structural integrity.

An Affidavit of Noncompliance was mailed to the property owner by certified mail and is still pending delivery.

Staff Recommendation: Find the Respondent in violation of the Amended Order of Enforcement dated January 22, 2026, and impose an administrative fee of \$150. Enter an Order of Fine in the amount of \$2,400, which is the total amount accrued to date of the daily fine of \$100 that began to accrue on March 2, 2026. 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, April 6th, 2026, 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. Respondent shall pay a fine in the amount of \$100 per day commencing on March 2, 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 \$2,400. The Respondent 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., April 6, 2026, and bring the property into compliance to cure the violation(s) described above. The Respondent shall receive a copy of the full Order.

3. Case 25-002809 — 124 West Lemon Street, Jaclyn D Peccia; Nuisances Section 7-67; Order of Fine (Lori Crain)

Senior Code Enforcement Officer Lori Crain stated that on February 26, 2026, an Order of Enforcement was entered by Special Magistrate. The Respondent was found in violation of the cited code, assessed \$150 administrative fee, and allowed until March 15, 2026, to comply or a \$50 daily fine would begin to accrue. No one was present for the Respondent. She stated the Certificate of Service was signed after the hearing and copies of the Order of Enforcement were mailed by first class and certified mail to the Respondent. Certified envelope was returned March 18, 2026, marked "unclaimed".

A post-hearing inspection was completed by Officer Williams on March 16, as Officer Crain was out of state. The result of this inspection was the property remained noncompliant and the administration fee unpaid. Therefore, the daily fine of \$50, as stated in the Order of Enforcement, began to accrue. Officer Williams prepared and sent the Affidavit of Non-compliance to the Respondent by USPS certified receipt requested. Per USPS online tracking, it was delivered March 25, 2026, at 3:58 p.m.

Officer Crain stated that Ms. Peccia sent email on March 24 stating that she received the certified mail and asked how to pay the fee that was placed on the property. Officer Crain stated that she replied to the email inquiring if the property was in complete compliance, advising that the property was noncompliant as of March 16 and the \$50 daily fine began to accrue. She also advised Ms. Peccia that this case was on the March 26, 2026, Special Magistrate hearing agenda. Officer Crain stated that to date, Ms. Peccia has not replied.

A pre-hearing inspection was conducted on March 25 at 5:17 p.m., and the property remained noncompliant. Officer Crain added that she has had no further contact from the Respondent. She noted that most of the grass had been mowed yet the weeds needed to be cut around structures, etc. and junk was still stored on property.

Staff Recommendation: Find Respondent in violation of the Order of Enforcement dated February 26, 2026, assess \$150 administrative fee for today's hearing and enter an Order of Fine in the amount of \$550, which is the total amount of the daily fine accrued to date. The daily fine will continue to accrue until such time as the property comes into complete compliance. Further order the fine and fees may be recorded as a lien against the property and owner.

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. Respondent shall pay a fine in the amount of \$50 per day commencing on March 16, 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 \$550. The Respondent 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., April 15, 2026, and bring the property into compliance to cure the violation(s) described above. The Respondent shall receive a copy of the full Order.

- 4. Case 25-002935 — 812 Summit Street, James S and Karen K Holcomb; Building Permit Section LDR 16-52(a); Fences and Walls Section LDR 9-4(a); Order of Fine (Lori Crain)**

Senior Code Enforcement Officer Lori Crain stated that on February 26, 2026, an Order of Enforcement was entered by Special Magistrate. The Respondents were found in violation of the cited codes, assessed \$150 administrative fee, and allowed until March 15, 2026 to comply or a \$25 daily fine would begin to accrue. No one was present for the Respondents. An Order of Fine hearing, if required, was scheduled for March 26, 2026. She stated that she signed the Certificate of Service and sent it by first class mail and certified receipt requested to the property location and the owner's residence in Clermont. The certified envelope sent to the property address was returned on March 22, 2026, marked "unclaimed"

Officer Crain stated that Officer Williams conducted a post-hearing inspection on March 16, 2026, as she was out of state. Officer Williams found the property remained noncompliant and no communication from the Respondents. The application for the After-the-fact fence permit had not been submitted. The daily fine of \$25, as stated in the Order of Enforcement dated February 26, 2026, began to accrue. Officer Williams prepared and sent an Affidavit of Noncompliance to the Respondents by certified receipt requested. Officer Crain stated it has not been delivered to date.

Officer Crain stated that there was an envelope from Mr. Holcomb on her desk when she returned to the office on March 23, 2026. Mr. Holcomb sent a document of litigation of James S and Karen Kae Holcomb, Plaintiffs, pro-se vs defendants Edward Freeman, Mayor/Commissioner Ward 3; Treva Roberts, Commissioner Ward 1; Ed Regan, Commissioner Ward 4; Mike Sage, Commissioner Ward 5; Bill Lawrence, Town Manager; Lori Crain, Code Enforcement Officer, and Joshua E. Bills, Lady Lake Esquire. She stated that the document had not been filed yet with any district. The header stated, United States District Court, Middle District of Florida in Ocala. Pre-hearing inspection, No compliance or communication. Nothing submitted for After-the-fact fence permit, administration fee remains unpaid. She stated that she had no further contact.

Staff Recommendation: Find the Respondents in violation of the Order of Enforcement dated February 26, 2026; assess \$150 administrative fee for this hearing and enter an Order of Fine in the amount of \$275, the total to date of the \$25 per day fine that will continue to accrue until such time as property comes into compliance. Further Order the fine and fees may be recorded as a lien against property and owners.

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

The Special Magistrate executed the Order of Fine based on the evidence and testimony presented. Respondents shall pay a fine in the amount of \$25.00 per day commencing on March 16, 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 \$275.00. The Respondents shall pay all costs associated with the case in the amount of \$150.00. All fines and costs shall be paid by 5:00 p.m., April 15, 2026, and bring the property into compliance to cure the violation(s) described above. The Respondent shall receive a copy of the full Order.

NEW BUSINESS

1. Case 25-001415 — 101 Fourth Street., Brian and Kelly Haug — Responsibilities of Owners Section 20-23(b)(4); Nuisances Section 20-24(b) and 7-67; Solid Waste Section 7-106(b); Order of Enforcement (Lori Crain)

Senior Code Enforcement Officer Lori Crain stated that she opened Case 25-0045 on January 6, 2025, for nuisance violations, expired fence permit, damaged fence and tree debris. She stated that the trees fell during Hurricane Milton in October 2024, and owners Brian and Kelly Haug would need time to remove the debris and did not include these codes in the violations and notices.

Officer Crain stated that on May 12, 2025, she received a voice mail complaint about the fallen trees from the hurricane and opened the current case for tree removal. She stated that she discussed this with the owners anticipating cooperative compliance. As of October 2025, after multiple violation notifications, discussions, and extensions, the property remained noncompliant for all issues in both cases. Officer Crain stated that she prepared and sent a Violation Notice on October 22 for the case being presented today, Case 25-1415, by certified mail to the property owners with the comply date of November 30, 2025. It was returned on November 18, 2025, marked “unclaimed”.

Officer Crain stated that on November 5, 2025, she spoke with Mr. and Ms. Haug at the property. They stated that they do not have money to have the trees removed due to Mr. Haug’s health issues. She stated that she reminded them that Hurricane Milton occurred in October 2024 and that the Town believes this was sufficient time to bring the property into compliance. She noted that other properties have removed hurricane debris within this time period.

Officer Crain stated that she hand-delivered the Violation Notice to the Mr. and Ms. Haug at Town Hall when they attended the Special Magistrate hearing for Case 25-0045. An Affidavit of Personal Service was completed.

Officer Crain stated that she conducted a site inspection on December 1, 2025, and the property remained noncompliant. She stated that she scheduled the next inspection after the holidays for early January 2026 .

Officer Crain stated that she conducted a site inspection on January 7, 2026, and the property remained noncompliant. The case was scheduled for the March 26, 2026, Special Magistrate Hearing. The Hearing Notice was prepared and sent via certified receipt requested mail. The return receipt indicated that it had been delivered on January 21 and signed by Brian Haug. Therefore, no posting of the property was required.

Officer Crain stated that she conducted a site inspection on February 3. She observed that the loose debris had been removed, yet large pieces of the tree and trunks remained. At the inspection on March 2, she observed that there had been no further progress toward compliance.

A pre-hearing inspection was conducted on March 23, and the property remained noncompliant. Officer Crain noted the tree trunk remained and additional tree debris and yard waste was observed. She stated that she observed a black stove in the driveway.

Officer Crain stated that she has had no contact or communication with owners since they were served with the Violation Notice on November 20, 2025.

Per the Lake County Property Appraiser, the property is valued at \$51,173.

Staff Recommendation: Find the Respondents in violation of all codes stated, assess \$150 administrative fee and allow until April 30, 2026, to bring the property into complete compliance or a fine of \$25 per day will begin to accrue until such time as the property comes into compliance.

Brian Haug, 101 Fourth Street

Mr. Haug stated that he has been steadily working on his property when his health allows. He stated that Officer Crain advised him that his property was in compliance and also in violation. He stated that he is confused as to the purpose of this hearing.

Kelly Haug, 101 Fourth Street, was sworn in by the Deputy Town Clerk

Ms. Haug reiterated that Mr. Haug has been recovering from an injury and has been doing his best to bring the property into compliance. She stated that he cannot afford a \$150 fine and that the Town just wants money.

Officer Crain clarified that the property was in compliance with the violations from Case 25-0045. The purpose of this hearing is regarding Case 25-1415, which remains noncompliant. She further explained this is not concerning the fenced-in yard, just the exterior areas where the large trees remain between the fence and the sidewalk. She stated she would be willing to waive the administrative fee.

The Special Magistrate inquired if extending the comply date to the end of May would provide adequate time to bring the property into compliance.

Mr. and Mrs. Haug replied affirmatively.

The Special Magistrate stated that based on the evidence and testimony in this case the Order of Enforcement is warranted. The administrative fee for this hearing is hereby waived. The Respondents shall have until 5:00 PM on June 1, 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 \$25.00 per day to commence on June 2, 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 will receive a copy of the full Order.

2. Cases 25-001582 — 221 Longview Ave., Irene Santillan — Minimum Standards Section 20-15, 20-17(f) and (g), 20-19(a)(1) and (f), 20-20, 20-20(a), 20-20(a)(1), 20-20(b), and 20-22; Order of Enforcement (Lori Crain)

Senior Code Enforcement Officer Lori Crain reviewed the history of this property with the previous owner. A lien was recorded and the \$150 daily rate continues to accrue for Case 12-3672, Required Building Permit, Property Maintenance Interior and Exterior of the Home, and Infestation. Case 13-4452, a lien was recorded and continues to accrue at the daily rate of \$100 for violation of Required Building Permit.

On August 21, 2021, the property was transferred to the current owner, Irene Santillan, by Quit Claim Deed. It is understood that Ms. Santillan did not perform or request a Town Certificate Lien search prior to purchasing the property and was not aware of the previous liens, nor did previous owners provide her with this information. She noted that Code Enforcement liens are active and remain in force for a 20-year retention period. Therefore, these liens will remain active and continue accruing to 2032 and 2033 or until the property is brought into compliance, whichever comes first.

Officer Crain stated the Respondent also owns property at 238 Skyline Drive where multiple code cases have been generated for violations from 2020 through 2025. Case 24-0910 was opened by Officer Williams and cited again for required building permits, nuisances and several property maintenance violations. This case was scheduled to be presented at the October 2024 Special Magistrate hearing and was later removed due to issues related to Hurricane Milton and the property was vacant, no one occupying the mobile home. Case 25-1389 was opened by Officer Williams, cited again for nuisances.

Officer Crain stated that an online complaint regarding this property was received on May 27, 2025, for dilapidated roof in disrepair, along with trash and debris in the front and back yards which are nuisance violations. At the initial inspection conducted on May 28, Officer Crain stated that she observed two tarps on the roof of a dilapidated older mobile home, along with overgrowth and debris. She stated that she contacted the current tenant to discuss the living conditions. The tenant stated that she is relocating soon due to the failing property conditions and the owner refusing to repair anything. She stated that the roof leaks in four places and that most of her family's belongings are in storage to prevent them being damaged and destroyed by rain. She requested a copy of the violation notices as there is a current court case regarding this property. Officer Crain stated that the tenant granted her permission to access the property for inspections.

On May 29, Officer Crain conducted a site inspection where she observed the poor state of the exterior of the structure, an electrical cord from the power pole to the structure, an overgrowth of vegetation along the fence line, wood at certain areas of the fence, no screens on most windows, door on west side does not close completely, east door in bad condition, peeling paint, several minimum housing standards violations, and an odor observed, septic issue in the rear yard, which could make the structure unsafe to occupy. A Courtesy Violation Notice was mailed via USPS first class mail to the property owner per the Lake County Property Appraiser information. Officer Crain stated that she did not require the tenants to immediately vacate the property as they would be relocating in early June.

On June 2, the tenant requested that Officer Crain conduct an inspection of the interior of the home as there are several issues such as an unsafe porch. The tenant advised that they are relocating voluntarily by June 9, not being evicted.

Officer Crain stated that she conducted a site inspection on June 3 where she took over 100 photos of the property and noted several structural concerns. She stated that daylight is visible in areas of the roof and floors, walls are loose and move when pressure is applied, hot outlets that are imminent fire hazards, no smoke detectors present, limited proper required safe egress in case of fire. She stated that she took a photo of a "Notice to Abate Sanitary Nuisance" from State of FL Department of Health issued on May 2, 2025. Officer Crain stated to date of this hearing, she has not been able to locate any other corresponding documents, notes or follow up inspection information.

Officer Crain stated that on June 17 with a Town of Lady Lake staff member translating in Spanish, Officer Williams spoke with the property owner regarding the code case at 238 Skyline Drive. Ms. Santillan stated that she had received a second notice, yet it was the Courtesy Violation Notice regarding the code case for 221 Longview Avenue.

Officer Crain stated that she, with the staff member translating, called Ms. Santillan and left a voicemail with information and a request to contact her. When Ms. Santillan called, they discussed the violations, deficiencies and that no one is permitted to live in the house until a licensed contractor makes the necessary repairs according to the Florida Building Code and with the required permits. Ms. Santillan inquired if she could obtain the permits as owner. Officer Crain advised Ms. Santillan that she could not obtain the permits and stressed that because this is a rental property, a licensed contractor must perform the repairs. Ms. Santillan stated that she was told that she could demolish the structure if it is not worth repairing and wanted to discuss the tenant and landlord issues. Officer Crain advised that those issues do not matter due to the state of the property. She stated the property issues must be corrected and pass the required inspections prior to anyone living in the home. Officer Crain advised Ms. Santillan to board the doors and windows until she decides what she will do with the property. She stated that they agreed on two weeks to have the mobile home boarded and secured. Officer Crain prepared the “Unsafe to Occupy” notice and posted it on the exterior of the mobile home and completed the Affidavit of Posting.

Officer Crain stated that the previous tenant contacted her on June 30 advising that Ms. Santillan is allegedly attempting to rent the trailer as of July 1, 2025. A site inspection to ensure the windows and doors were boarded as agreed was conducted on July 3, and the property remained noncompliant. A Violation Notice was sent via certified mail to the property owner on July 7 with a comply date of July 30, 2025. The certified receipt indicated that the notice was delivered on July 11, signed by Irene Santillan.

Officer Crain stated that she spoke with the owner of the adjacent property on July 9, who advised that the septic system on the subject property is malfunctioning, and that the roof may come off in the next strong windstorm.

Officer Crain stated that she conducted a site inspection on July 14 for septic progress. No odor was detected. Photos were taken. The grass was too high to determine if there was standing water in the area. A few deep depressions were observed.

Officer Crain spoke with a gentleman who was interested in obtaining the subject property. She explained the extensive work required by a licensed contractor according to the Florida Building Code and must pass inspections by the Town of Lady Lake Building Official or demolish the single-wide structure and replace it with a double-wide structure. She advised the gentleman of the potential septic issues.

A site inspection was conducted on July 17, and the property remained noncompliant. This case was scheduled for August 28, 2025, Special Magistrate hearing. The Hearing Notice was

sent by certified mail to the property owner. The certified receipt indicated it was delivered on July 26, signed by Irene. Therefore, no posting of the property was required.

Officer Crain stated that with a staff member translating, she discussed the property issues with Ms. Santillan at length. Ms. Santillan had received the Hearing Notice and stated to Officer Crain that she is selling the property and would only cut the grass and accused her of picking on her because she is Spanish. Officer Crain explained that she has received complaints about the property and there are several existing and closed cases in the neighborhood with at least four on her street alone. She stated that she reminded Ms. Santillan that they agreed she would board the windows and if nothing is done, she would need to attend the Special Magistrate hearing and speak on her behalf. She stated that they discussed the fee for a demolition permit and the time allotted to complete the project. Officer Crain stated that she extended Ms. Santillan the option to board only the front windows and secure the doors, obtain a demolition permit, or attend the hearing. Ms. Santillan agreed to board the front windows by August 13 and understood that if she fails to comply, this case would be presented to the Special Magistrate at the August 28 hearing. Officer Crain stated that she drove by the property on August 5 and observed that the windows and door had not been secured.

Officer Crain stated that she received a voicemail message from another interested party requesting information regarding the violations on the subject property. She stated that she left a message explaining the severity of the violations and structural damage that it is best to demolish and remove the current mobile home and replace it with a double-wide home.

A pre-hearing inspection was conducted on August 25, 2025. The tarps had been removed from the roof and windows boarded. At the August 28, 2025, Special Magistrate hearing, Officer Crain stated that this case was removed from the agenda due to progress being made.

Officer Crain stated Officer Williams had a phone conversation with a title search company on September 3. They requested information on this case and the old cases with open liens, Case 13-00004452 and 12-00003672. It was explained that the nature of the violations makes the current case crucial and it may be scheduled for hearing. There are no fines or fees assessed with this case, and the liens continue to accrue until the property comes into compliance with all three open cases. When that occurs and fees are paid, a lien reduction could be discussed. She stated that she fulfilled an email request from a citizen inquiring about the necessary steps to resolve the issues to proceed quickly.

Officer Crain stated that on September 10 and with Town staff translating she spoke with Ms. Santillan in person at Town Hall, discussing the options for the property, including a lien reduction once the property is in compliance. She stated that Ms. Santillan was upset that the previous property owner did not disclose the liens against the property, nor did she conduct a

lien search on the property. Officer Crain stated that she advised Ms. Santillan that by law the liens and code violations must be disclosed to potential buyers.

Site inspections were conducted on the following dates: September 29: Progress noted; October 22: Place case in pending status; January: Complaint received, roof worse condition, more junk/debris; February 3: Follow up inspection: violations observed, the property noncompliant.

The final Violation Notice was sent to the property owner via certified and first-class mail, with the comply date of February 20, 2026. The option for compliance was for the roof to be replaced or the mobile home demolished and removed from the property or significant progress.

A site inspection was conducted on February 23 and the property remained noncompliant, no demolition permit application submitted, and no communication from the Respondent.

The Hearing Notice to Establish Repeat Offender was sent to the property owner via first class and certified mail. The certified receipt indicated that the notice was delivered on March 2, 2026, signed by Irene. No posting of the property was required.

Officer Crain stated that Ms. Santillan telephoned on February 26. With the assistance of town staff translating, Ms. Santillan stated that she applied for the demolition permit. Officer Crain stated that there was no permit application on file.

Officer Crain stated that the previous tenant telephoned her on March 4 advising that they have a lawsuit pending against the owner and requested case updates for evidence.

A site inspection was conducted on March 5; the property remained noncompliant, no demolition permit application submitted, and no contact from the Respondent.

Officer Crain stated that the original complainant/tenant personally requested case information. She advised that the property issues were discussed at length and to their knowledge the septic issue has never been resolved. They indicated that they have information from the Health Department that they would forward, yet no information has been received to date. Officer Crain stated that she prepared the information they requested.

A site inspection was conducted on March 23, and the property remained noncompliant.

Staff Recommendation: Find Respondent in violation of all sections stated, impose \$150 administrative fee and allow until April 15, 2026, to have the mobile home completely demolished, all debris, junk removed from the property, leaving the entire lot clear, empty and mowed, and septic adequately abandoned with proof provided, or a \$100 per day fine will being to accrue until compliance is obtained. Further Order and establish the Respondent and property as a Repeat Offender. Any future violations will be treated as such.

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 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 on April 15, 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 \$100 per day to commence on April 16, 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. To obtain complete compliance with violations, Respondent must have the mobile home completely demolished, all debris, junk removed from the property, leaving the entire lot clear, empty and mowed, and septic adequately abandoned with proof provided by Lake County Department of Health.

Further Order that any future violations of 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.

ADJOURN

There being no further business, the meeting was adjourned at 11:31 a.m.



Joshua E. Bills, Special Magistrate



Carol Osborne, Deputy Town Clerk