

**MINUTES OF THE SPECIAL MAGISTRATE HEARING  
TOWN OF LADY LAKE, FLORIDA  
April 23, 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.

## **OLD BUSINESS**

### **1. Case 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 stated that at the March 26, 2026, Special Magistrate hearing the Respondent was found in violation of all cited sections and an Order of Enforcement was entered. The Respondent was assessed a \$150 administrative fee and allowed until April 15, 2026, to demolish the mobile home and remove all debris and junk on property, all overgrowth on the entire lot to be clean, cleared and mowed and proof from the Department of Health of septic issue resolved or a fine of \$100 per day would begin to accrue. Respondent was established as a Repeat Offender for all sections stated. No one was present for the Respondent. The case would be presented at the Order of Fine hearing on April 23, 2026, if required. Officer Crain stated that after the hearing she signed the Certificate of Service and mailed it via first class mail and certified mail receipt requested to the Respondent. To date, the certified envelope has not been delivered

Officer Crain stated that on March 31 she returned call to Attorney Henry Farrow, who was inquiring about the property and the case. He is representing Ms. Santillan in her countersuit against the tenants.

Officer Crain stated that on April 1 she received a phone call from the previous tenant/complainant stating that they received information that the owner has already started the demolition without the required permit. While researching the permit information, Officer Crain stated that a Growth Management staff member advised her that a gentleman known as Nestor was just at the counter to apply for demolition permit, and that the owners needed to sign the application. She stated that while she was preparing the Stop Work Order, Nestor came back in and submitted the permit application. Officer Crain asked if he had already begun the demolition. He said the equipment was ready to take down the rear structure when the neighbor came over and told him that he had called the Town advising that the demolition had started without the permit. Nestor stated he came in right away to avoid trouble and will not continue until permit issued.

A post hearing inspection was conducted on April 8. The old mobile home had been demolished yet the pile of debris, junk, tires, and overgrowth remained. For complete compliance, the lot must be completely clear of all junk, debris, overgrowth and proof provided from Department of Health that septic is properly abandoned, which has not occurred to date.

**Standards Maintenance/Appearance Section 20-20(a)(1); Order of Enforcement (Denise Williams)**

Code Enforcement Officer Denise Williams stated that at the initial inspection conducted on August 11, 2025, she observed high grass/weeds, junk, miscellaneous outside storage, and illegible address numbers on the home and missing or conflicting address numbers on the mailbox. A Courtesy Notice of Violation was sent on August 14.

A site inspection was conducted on September 02, 2025, where some progress was observed due to the majority of the front yard having been mowed. An area on the side of the house had not been mowed due to the debris laying in the yard, and the backyard remained overgrown. At this time, additional violations were also observed that were unable to be seen prior, such as mold or stains on the home, missing screens, and a section of the privacy fence to the left of the house in a dilapidated state. Additional Violations of 20-17(9), 20-19(f), & 20-20(a)(1) were added to the case file.

A second Courtesy Notice of Violation was mailed on September 03 due to some progress being observed and additional violations being added to the case file.

A site inspection was conducted on September 22. The missing address numbers on the mailbox had been corrected. However, no other corrections had been made to date, and all the other violations remained.

A Violation Notice and photographs of the additional violations was mailed via certified mail on October 06, 2025. It was returned “Unclaimed” on October 29, 2025.

A site inspection was conducted on October 28. The front yard had been mowed again, however, the backyard had not and all violations remained to date. A Second and Final Violation Notice was mailed October 29 to the property owner via certified mail and was delivered on November 03, 2025.

Officer Williams stated that when she arrived to post the property on November 03, 2025, the property owner was home, answered the door and she hand-delivered the notice to her. She stated that she spoke with Ms. Ferro about the violations, indicating the items that needed to be corrected. Ms. Ferro stated that she lives alone, she has no family or friends, and limited funds due to her fixed income and health status. Officer Williams stated that she advised Ms. Ferro that the Town is willing to work with her and grant her some time to correct the violations but that she had to communicate with the Town. Ms. Ferro stated that it cost her \$45 to have the front yard mowed. Officer Williams indicated that the backyard also needed to be mowed and encouraged her to ask the neighbors for help or to contact the local churches for assistance. She stated that she advised Ms. Ferro that an extension would be granted if she

communicate with her and that she would be back to re-inspect the property again at the end of the month. She asked Ms. Ferro to correct another violation before the next re-inspection.

A site inspection was conducted on March 31, 2026. Officer Williams stated that no additional progress was observed. Additionally, the front yard had become overgrown again. She stated that she called Ms. Ferro following the re-inspection. Ms. Ferro requested that Officer Williams not contact her again and disconnected the call.

Officer Williams stated that the second Hearing Notice was mailed to the property owner on April 01, 2026, via certified mail and was delivered on April 4, 2026.

Officer Williams stated that the property owner was home when she arrived onsite April 06, to post the Hearing Notice to the property. She hand delivered the Hearing Notice directly to Ms. Ferro. A Property Affidavit of Service was completed.

Officer Williams stated that Ms. Ferro called on April 07 inquiring if the violations would be resolved if the fence was removed. Officer Williams stated that she explained that there were multiple violations on her property that needed to be corrected. She confirmed with Ms. Ferro that the dilapidated fence was one of the violations and if that it would close out that one violation if the fence was removed. She explained that she had tree debris, overgrown grass and weeds, and a junk or debris pile which included wood posts, trash and cinder blocks. She explained that these items needed to be removed from the property in addition to her home and driveway being pressure washed to remove mold and stains. Officer Williams stated that she reviewed each violation with Ms. Ferro that needed to be corrected. Ms. Ferro stated that she was trying to find someone to mow her front yard and she requested that Officer Williams send her the charitable organization list again. Officer Williams stated she emailed the list following the phone call.

A site inspection was conducted on April 16. Officer Williams stated that the front yard had been mowed yet, the backyard remained overgrown, and all other violations were still present.

Per Lake County Property Appraiser, this property is valued at \$131,794.00.

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 May 11<sup>th</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 May 28<sup>th</sup>, 2026, Special Magistrate Hearing.

Joyous L Ferro, 915 Jacaranda Dr., Lady Lake

Case 22-8587 was opened for the tree permit violation and Newtro Corp 401 K Plan was cited. This case remains open as a lien is recorded and still accruing at a daily rate of \$50, for removal of trees without required permit under LDR. Administrative and recording fees were also imposed.

Case 22-8688 remains open against previous owner, as a 2nd lien is recorded and still accruing at a daily rate of \$50 for violation of LDR 16-52(a), Building Permit required. New windows and doors were installed without required permit. Administrative and recording fees were also imposed.

Case 22-9361 against same previous owner remains open as a 3rd lien is recorded and still accruing at a daily rate of \$50, for violation of LDR 16-52(a), Building Permit required. A new front deck/porch was installed without required permit. Property owner was also established as Repeat Offender for this LDR. Administrative and recording fees were also imposed.

Case 24-1953 remains open, cited same owner, Newtro Corp 401 K Plan, property nuisance violations: Inoperable Vehicles, Junk and Debris, in violation of Code of Ordinance 7-67. A 4th lien is recorded and accruing at the daily rate of \$75. Administrative and recording fees were also imposed. The property was acquired by Quit Claim Deed on October 31, 2024, by the current owner/Respondent, Julina Tang.

Case 25-1602 opened and closed for nuisance violations: possible inoperable vehicles and high grass. This case was closed when compliance was met on June 30, 2025, when the grass was observed to be mowed and Ms. Tang advised Officer Crain that all the vehicles were operable, insured and properly registered. Due to every vehicle being backed in or out of view from the street, it could not be determined if the vehicles met the classification of inoperable.

Case #25-2373, which is being presented at this Hearing, was opened on August 25, 2026, for property maintenance violations. The violations involve the residents creating and using a secondary area of the property to drive into and access the rear yard for storing of and parking vehicles and vehicle trailers. This activity has damaged the front yard of the property and the Town right-of-way. Residential properties are not permitted to have a secondary entrance into property nor cross the right-of-way to access the property. Specific zoning regulations must exist for the possibility of a second entrance to be added. If the property met the conditions and requirements, a driveway apron must be constructed per Town's land development regulations to cross the right-of-way. The inoperable vehicles violation was not included in this notice.

Officer Crain stated that on August 28, 2025, she prepared and sent a Courtesy Violation Notice by first class mail to Ms. Tang with a comply date of September 22, 2025. The front yard damage required repair and the right-of-way must be returned to good condition. The residents were to

needed to address the off-street parking issue prior to the hearing on January 22, and what the final amount of the reduced liens would be. Officer Crain explained that the January hearing date is the first available hearing date that requests to be heard, and that there are certain time line constraints for cases to be placed on the agenda. The Commission makes the final decision for reduction of liens and that Ms. Tang is allowed to request complete forgiveness of the liens, yet that may not be the outcome.

Officer Crain stated that at the site inspection conducted on November 10 it did not appear that the second entrance had been utilized recently as there were no visible tracks into property. The case remained open for nearly three with no communication from Ms. Tang.

Officer Crain stated that she emailed Ms. Tang on February 3, 2026, asking again if she wanted to schedule the request for reduction of liens at February 26, 2026, hearing. She reminded her that a site inspection must be conducted to confirm compliance with all other Town codes and regulations. Ms. Tang replied at 2:54 pm on February 9, 2026, stating that she could not attend the February hearing yet could attend the March hearing. Ms. Tang asked about the site inspection. Officer Crain advised that she would be inspecting the property for high grass/weeds, junk/debris, inoperable/unlicensed vehicles, and if the second entrance required grass seed or sod to be planted. The cases were rescheduled for the March 26 Special Magistrate hearing.

Officer Crain stated that a site inspection was conducted on February 26 that showed evidence of accessing the right-of-way, parking on grass, and the driveway was full of vehicles. There was no other way for active vehicles to access property except at the second entrance. Photos were taken of 10 vehicles in rear yard visible from street, and it appeared that the east access to rear yard being utilized.

Officer Crain stated that she emailed a Courtesy Notice to Ms. Tang on March 4 advising that the entire property must pass inspection on Tuesday, March 10, 2026. All inoperable vehicles must be removed from the property. She advised that she would be proceeding with the case and all violations, adding that she would like to see "voluntary/cooperative compliance" from the Respondent.

Due to no communication from Ms. Tang Officer Crain stated that on March 23 she removed the requests for lien reductions from the March 26 Special Magistrate Hearing agenda, and scheduled the next site inspection for April 1, 2026. She stated that Ms. Tang replied to the March 4 email stating that she needs more time to correct the driveway situation and the vehicles in rear yard are all operable and registered. Officer Crain advised Ms. Tang that she would conduct a site inspection to verify this and if property not in compliance by March 30, she will be moving forward in the process. Later this same day, Officer Crain stated that she was

Ms. Tang inquired if their property is zoned for a second driveway.

Officer Crain directed Ms. Tang to contact the building department to discuss the improvements.

John Vargas, 207 Morningside Ave.

Mr. Vargas inquired if the vehicles can be in the back yard out of public view.

Officer Crain advised Mr. Vargas that cars with fitted car covers can be parked in the rear of the house.

**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 June 30, 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 July 1, 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 Respondent will receive a copy of the full Order.**

**4. Case 26-000746 — 465 Winners Cir, Easy Breeze LLC — Minimum Standards Maintenance/Appearance Section 20-20, 20-20(a), 20-20(a)(3), 20-20(c); Establish Repeat Offender (Lori Crain)**

This case has come into compliance and was not presented.

**OTHER BUSINESS – Amended Special Magistrate Hearing schedules.**

July 23 — Cancelled


November 25 — Cancelled

December 17 — 3<sup>rd</sup> Thursday at 10:30 a.m.

**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