

MINUTES OF THE SPECIAL MAGISTRATE HEARING TOWN OF LADY LAKE, FLORIDA

March 28, 2024

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; J. Higgins, Lady Lake Police Department; Bill Lawrence, Town Manager; 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 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 hardcopy 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 comments courteous.

The Special Magistrate has the discretion to continue a hearing at any time and may request additional information from either party. If a 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.

Persons 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 of Imposing Fine in the amount set forth. A copy of the Order Imposing Fine shall be mailed to the 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

The Special Magistrate requested that anyone present who planned to speak at today's hearing stand and be sworn in.

All individuals who planned to present information during the proceedings were sworn in. Those cases were heard first regardless of their order on the agenda.

A. APPROVAL OF MINUTES

Minutes of the February 27, 2024, Special Magistrate Hearing

The Special Magistrate accepted and signed the minutes of February 27, 2024, into the record as presented.

Senior Code Enforcement Officer, Lori Crain, advised the following amendments to the agenda: Case 23-1260, Case 23-2512, Case 23-2559 and Case 23-2750 have come into compliance.

B. OLD BUSINESS

None

C. NEW BUSINESS

1. Case 23-000501 — 214 Skyline Dr., — Robin Guy Van Sant — Minimum Standards, General Structures Specification Section 20-19(a)(1), Weatherproof & Watertight; Minimum Standards Maintenance/appearance Section 20-20(a)(1), Exterior Surfaces Maintained Adequately; Nuisances Section 7-46, Storage of Junk, etc. Prohibited; Outside Storage Section LDR 9-2(h)(1), Residential Uses; Nuisances Section 7-67, Trash, Weeds, Vegetation; Establish Repeat Offender: (Denise Williams)

Ms. Williams presented the background summary for this case stating that this case was opened in January 2023. She stated that the property owner has had medical issues throughout 2023 and was advised by Code Enforcement several times to contact Habitat for Humanity to help get the repairs completed. She stated that several site inspections resulted in more code violations and no progress toward compliance.

Ms. Williams stated that she spoke with the Town's Building Official, Mark Brower, who stated that would conduct a courtesy inspection to determine if the home had structural damage and if engineered plans would be required to make the necessary repairs. She stated that she explained to Mr. Van Sant that he needed to contact Habitat for Humanity and the Town's Building Official.

Ms. Williams advised that Mr. Brower conducted a courtesy inspection and spoke with the homeowner regarding the results. Mr. Brower stated that the home did not show any water damage, and that the roof patch was less than one square which meets building code requirements.

Staff recommendation: Please find the Respondent in violation of the cited codes; impose \$150.00 administrative fee and allow the Respondent until April 30, 2024, to bring the property into compliance, including payment of administrative fee, or a daily fine of \$50.00 will begin to accrue until the property comes into complete compliance or an Order of Fine will be recommended at the May 23, 2024, Hearing. Further order that the Respondent be established as Repeat Offender of LDR 9-2(h)(1), and any future violations of this Section will be repeat violations.

The Special Magistrate asked if there was anyone present who wished to speak regarding this case.

Robin Van Sant, 214 Skyline Dr., Lady Lake

Mr. Van Sant stated that he has been dealing with health issues for the past few years, which is one reason why he could not make the necessary repairs to the property. He stated that his health has improved somewhat, he has obtained the necessary permit, and he will make efforts to bring the property into compliance. He stated that he has removed items that Ms. Williams identified as violations.

Mr. Van Sant stated that he has lived in Lady Lake for nearly 50 years, he helped create Skyline Hills Community Association, was with the fire department, and was on the planning and zoning board. He stated that he is not pleased with the condition of his property.

The Special Magistrate asked Mr. Van Sant what his plan is to make the repairs.

Mr. Van Sant stated that he has spoken with contractors regarding the project, and most cannot commit due to their schedules. He stated that he knows what needs to be done yet he cannot do much due to his health.

The Special Magistrate stated that Ms. Williams is recommending April 30, 2024, to bring the property into compliance and asked Mr. Van Sant if he needs more time.

Mr. Van Sant stated that he needs two or three months. He stated that he needs to get money for the materials. He stated that he has contacted Habitat for Humanity several times and area churches for help as well. He stressed that he cares about his property and wants to bring it into compliance, and he needs help to do it.

The Special Magistrate stated that Ms. Williams is requesting a Repeat Offender status in respect to the storage of junk and materials in the yard.

Mr. Van Sant stated that he acknowledged these issues and removed the items. He stated that he has communicated with Ms. Williams as much as possible due to his health issues.

Ms. Williams stated that she agrees to extending the comply date to the end of June. She stated that the Town's Building Official is present.

The Special Magistrate asked Mr. Brower if there are any issues with the structure if more time is granted to bring the property into compliance.

Mark Brower, Building Official for the Town of Lady Lake

He stated that his inspection did not find any significant water damage and the repairs needed are to keep out the elements.

Mr. Van Sant asked if he should experience another health event, would he need to come before the Special Magistrate to request more time to bring the property into compliance.

The Special Magistrate explained that the comply date will be July 1, 2024, which should be enough time to make the necessary repairs. He encouraged Mr. Van Sant to work with Code Enforcement to bring his property into compliance.

The Special Magistrate stated that based on the evidence and testimony in this case and Order of Enforcement is warranted. The Respondents shall pay all costs associated with this matter in the amount of \$150.00; Respondent shall have until 5:00 PM July 1, 2024, to bring the property into compliance to cure the cited violation(s), including payment of all costs. Failure to bring the property into compliance with the cited codes shall result in a daily fine of \$50.00 to commence July 2, 2024, and will continue to accrue at the daily rate until such time that the property comes into compliance. Further Order that any future violations of LDR Section 9-2(h)(1) will be cited as repeat violations and the property owner as a repeat offender. The Respondent shall receive a copy of the full Order.

2. Case 23-001210 — 813 Summit St., Denise Deal — Minimum Standards General Structures Specifications Section 20-19(a)(1), Weatherproof & Watertight; Section 20-19(b), Stairs, Porches, Balconies; Section 20-19(f), Structures Free from Infestations; Fences, Walls in Good Condition; Minimum Standards Maintenance/appearance Section 20-20(a)(1), Exterior Surfaces Maintained Adequately; Unsafe Dwellings Section 20-21(c), Hazards to Egress and Fire Protection; Section 20-21(d), Falling, Hanging, Loose Material; Nuisances Section 7-67, Trash, Weeds, Vegetation; Minimum Standards General Structures Specification Section 20-15, Compliance Required; Light/Ventilation Section 20-17(g), Windows Weathertight, Good Repair; General Structure Specifications Section 20-20(a), Owner/Operator Maintenance; Health; Safety; Maintenance/Appearance Section 20-20(b), Deficient Property & Blight; Unsafe Dwellings Section 20-21, Unsafe; Section 20-21(a), Abandoned & Open; Section 20-21(c), Hazards to Egress and Fire Protection; Section 20-21(d), Falling, Hanging, Loose Material; Section 20-21(e), Structural Deterioration; Section 20-21(f), Partially Destroyed; Section 20-21(g), Sagging, Leaning, Deterioration; Section 20-21(j), Other Conditions Unsafe for Occupancy or Use; Minimum Standards Repairs Section 20-22, Repair and Installations; Maintenance/Appearance Section 20-20(a)(5), Vacant Property Secured; Section 20-20(a)(6), Windows & Doors; Abandoned Property Section 20-80(a), Security Maintained; Section 20-80(c), Failure to Maintain Property; Order of Enforcement (Denise Williams)

Ms. Williams presented the background for this case stating that she observed the violations on this property in May 2023, and contacted Dennis Deal, the property owner's son, to discuss

the condition of this property. She stated that Mr. Deal confirmed that his mother is the property owner and that she lives out of state. Mr. Deal also stated that he no longer maintains the property and that his brother lives there and could not provide contact information at that time.

Ms. Williams stated that the property owner's son, Jacob Deal, contacted her advising her that he lives at the property and is attempting to gain Power of Attorney and transfer the property to him. Mr. Deal stated that mail for this property is forwarded to his mother in Tennessee and he was not informed of the Notice of Violation until recently. Ms. Williams stated that Mr. Deal informed her that he had mowed the grass and removed most of the vegetation off the fence and would be contacting someone to make the necessary repairs to the house.

Ms. Williams stated that she informed Mr. Deal that a building permit is required to repair or replace the wooded porch and stairs prior to any work on the house has begun and must be obtained by a licensed contractor because the property owner lives out of state. She added that a building permit may be required if any sections of the siding or the fence are being replaced.

Ms. Williams stated that she and Mr. Deal agreed on a compliance date and advised that another extension would be granted if significant improvements were observed. Mr. Deal provided the current address and phone number for the property owner.

Ms. Williams advised that a reinspection in July 2023 showed some progress towards compliance, and it was the last time Mr. Deal communicated with her. She stated that the two Violation Notices mailed November 29, 2023, to the property owner in Tennessee were returned unclaimed on December 18, 2023, and returned undeliverable as addressed on December 26, 2023.

Ms. Williams advised that upon reinspection on January 22, 2024, she observed new violations intensifying the deterioration making the home no longer structurally sound. She stated that there had been no contact from Mr. Deal, nor had the building permit had been submitted by Mr. Deal.

Ms. Williams stated that on January 31, 2024, the Town's Building Official, Mark Brower, conducted a site visit and observed multiple life safety and dangerous conditions. Mr. Brower concluded that the structure was unsafe to occupy. She stated that she posted notices on the front and back of the property signed by the Town's Building Official that the building is unsafe.

Ms. Williams stated that she contacted Jacob Deal on February 1, 2024, who explained that he was no longer living at the property and was planning on demolishing the house due to its deterioration. Ms. Williams stated that she explained to Mr. Deal the severity of the condition of the house and that it needed to be boarded and secured. She requested that Mr. Deal remove the deck in the back and the sliding glass door and board that open area to prevent anyone from entering the structure. Ms. Williams asked Mr. Deal if his mother, the property owner, knew of the condition of the house and he replied affirmatively.

Ms. Williams stated that on February 1, 2024, she and Ms. Deal were able to discuss the condition of the house and confirm her mailing address. Ms. Deal stated that she had not received any of the notices, and that she was not aware of the current status of the house. Ms. Williams explained in detail the violations that resulted in the house being deemed unsafe to occupy. She advised Ms. Deal to contact contractors to take care of the property in her absence. Ms. Deal stated that she could not travel to attend the Special Magistrate Hearing and would attempt to find a contractor to demolish the house.

Staff recommendation: Please find the Respondent in violation of the cited codes; impose an administrative fee of \$150.00 and allow the Respondent until April 30, 2024, 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 May 23, 2024, Hearing and the Town will proceed with the abatement process as stated in the Town's Code of Ordinances Section 7-68.

The Special Magistrate asked Ms. Williams what needs to be done to bring the property into compliance.

Ms. Williams advised that the steps need to be removed, the sliding glass door removed, the area boarded so it is secure, and painted to match the home, or remove the entire structure from the property and clean the yard.

The Special Magistrate asked Mr. Brower for his observation of the condition of the home.

Mark Brower, Building Official for the Town of Lady Lake

Mark Brower stated that the front of the home could be brought into compliance easily. He stated that he is uncertain what facilitated the sliding glass door in the rear of the home to fall in. He stated that there is now a large opening above the door that will allow the elements inside the house. He stated that it is reasonable to assume that the floor is made of particle board which disintegrates quickly. He advised that he did not inspect the inside of the

structure to conduct a test. He stated that the way the boards on the deck have fallen in they have put pressure on the mobile home.

Mr. Brower advised that there is a possibility that the structure could be salvaged. He stated that a contractor or an engineer would need to inspect the structural members and the steel that supports the rafters, which would be costly. He stated that with the rainy season and the vibrations from thunder, it will take a toll on the structure and will further degrade it.

The Special Magistrate confirmed with Mr. Brower that the structure is unsafe for habitation.

Mr. Brower replied affirmatively adding that no person should live there.

The Special Magistrate asked if there is anyone in attendance who wished to speak regarding this case.

Ms. Williams verified that the Respondent is not in attendance for this case.

The Special Magistrate stated that based on the evidence and testimony in this case and Order of Enforcement is warranted. The Respondents shall pay all costs associated with this matter in the amount of \$150.00; Respondent shall have until 5:00 PM April 30, 2024, to bring the property into compliance to cure the cited violation(s), including payment of all costs. Failure to bring the property into compliance with the cited codes shall result in a daily fine of \$100.00 to commence May 1, 2024, and will continue to accrue at the daily rate until such time that the property comes into compliance. The Respondent shall receive a copy of the full Order.

3. Case 23-001260 — 215 Ann St., Juan Benavides Vazquez — Minimum Standards Section 20-19(f), Structures Free from Infestations; Fences Walls in Good Condition; Nuisances Section 7-46, Storage of Junk, etc., Prohibited; Nuisances Section 7-46, Storage of Junk, etc., Prohibited; Outside Storage Section LDR 9-2 (h)(1), Residential Uses; Nuisances Section 7-67, Trash, Weeds, Vegetation; Minimum Standards Maintenance/Appearance Section 20-20(c), Yards, Vegetation, Hazards; Right-of-Way General Regulations Section LDR 15-113(i), Restored to Original Condition; Driveway Aprons Section LDR 15-82(j)(i), Residential; Minimum Standards Maintenance/Appearance Section 20-20(a)(3), Off-Street Parking Surfaces; Sanitation Section 20-18(f), Plumbing Maintained Working Order & Sanitary; General Structures Specifications Section 20-19(d), Plumbing Free from Leaks & Defects; Tree Protection Section LDR 10-5(a)(4), Prohibitions; Order of Enforcement (Denise Williams)

This case has come into compliance.

4. Case 23-001444 — 1230 Padgett Circle, Kristina A. Smith, Et Al — Minimum Standards General Structures Specifications Section 20-19(f), Structures Free from Infestations; Fences, Walls in Good Condition; Nuisances Section 7-67, Trash, Weeds, Vegetation; section 7-46, Storage of Junk, etc., Prohibited; Order of Enforcement (Denise Williams)

Ms. Williams presented the background summary for this case stating the violations were initially observed in December 2022 and opened in June 2023 due to case the load at that time and requesting voluntary compliance from the property owner.

Ms. Williams stated that the property remained noncompliant throughout 2023, and the violation notice sent in November was returned unclaimed on December 15, 2023.

Ms. Williams advised that she conducted a site inspection on March 11, 2024, and the property remained noncompliant.

Ms. Williams advised that on this date, she observed additional violations, and a new code case was opened.

Ms. Williams stated that she observed a new fence being installed on the back of the property. No permit had been issued for the fence and the overgrowth on the dilapidated fence along the side of the property had not been remedied. This violation was added to the new code case.

Ms. Williams advised that she has not had communication with the property owner. She stated that there is someone present today who wished to speak regarding this case.

Staff recommendation: Find the Respondent in violation of the cited codes; impose \$150.00 administrative fee. Allow the Respondent until April 9, 2024, to bring the property into compliance, including payment of administrative fee, or a fine of \$50.00 per day will begin to accrue until the property comes into complete compliance and an Order of Fine will be recommended at the April 25, 2024, Hearing.

The Special Magistrate asked if there is anyone present who wished to speak regarding this case.

Chris Berg, 1230 Padgett Cir.

Mr. Berg stated that he is the fiancé of the of the homeowner. He stated that he did not receive any notifications via the mail until he signed for one. He stated that when he received the violation notice he began replacing the slats on the preexisting fence boards. He stated everything has been rectified.

Mr. Berg stated that he did not know that a vehicle could not be parked on the side of the house.

The Special Magistrate encouraged Mr. Berg to work with and stay in contact with Code Enforcement.

The Special Magistrate stated that based on the evidence and testimony in this case and Order of Enforcement is warranted. The Respondents shall pay all costs associated with this matter in the amount of \$150.00; Respondent shall have until 5:00 PM April 9, 2024, to bring the property into compliance to cure the cited violation(s), including payment of all costs. Failure to bring the property into compliance with the cited codes shall result in a daily fine of \$50.00 to commence April 10, 2024, and will continue to accrue at the daily rate until such time that the property comes into compliance. The Respondent shall receive a copy of the full Order.

5. Case 23-001930 — 702 Summit St., Gulf Stream, LLC — Minimum Standards Maintenance/Appearance Section 20-20(a)(1), Exterior Surfaces Maintained Adequately; Order of Enforcement (Denise Williams)

Ms. Williams presented the background summary for this case stating that while conducting a site inspection for another case, she observed the ROW adjacent to the driveway apron had been damaged. The violation notice along with a photo was mailed to the property owner via certified mail. She stated that at a subsequent site inspection she observed another area of the ROW that had been damaged along with a few sections of the Town's road that had also been destroyed from the tenant driving over the area with vehicles and commercial equipment.

Ms. Williams stated that on August 9, 2023, Maria Flores contacted her advising her that grass seed had been planted in the ROW near the driveway apron and she covered it with pine straw. Ms. Williams informed Ms. Flores that she would reinspect the property in one month.

Ms. Williams advised that she conducted a site inspection on August 23, 2023, and observed that the ROW near the driveway apron had been repaired and pine needles were over the affected area. She stated that the ROW near the sidewalk and the roadway had not been repaired, and she observed a damaged shed on the property.

Ms. Williams advised that the reinspection on September 12, 2023, showed that some grass was growing in the ROW near the driveway apron. The ROW near the sidewalk and the road had not been repaired.

Ms. Williams stated that on September 18, 2023, she received a call from Ms. Flores advising that the ROW near the driveway apron had been repaired.

Ms. Williams advised Ms. Flores of the damaged shed and because Ms. Flores does not own the property a licensed contractor must apply for the permit and complete the repairs.

Ms. Williams stated that she conducted a site inspection on October 24, 2023, where she observed that the grass planted in the ROW near the driveway apron was growing and she closed this violation. She stated that she will continue to monitor this area.

Ms. Williams advised that she spoke with the Town's Street Maintenance Supervisor, Ted Williams, regarding the damaged ROW near the sidewalk. Mr. Williams stated that the Town will repair this area. She stated that no progress has been made regarding the damaged shed and no permit application has been submitted.

Ms. Williams stated that she informed Ms. Flores that the Hearing Notice had been mailed because no permit application being submitted. Ms. Flores stated that it has been difficult obtaining a contractor, and that she knows a general contractor that does landscaping. Ms. Williams advised that he could apply for the permit provided he is licensed, had his current worker's comp and insurance. She stated that she would postpone presenting this case at the Special Magistrate Hearing if a permit application was submitted by a contractor to repair the shed before the Hearing date. She stated that Ms. Flores and a landscaper came to the building department and attempted to obtain a permit. After reviewing the paperwork, they were informed by staff that the landscaper was not a licensed building contractor and that his scope of work, as described on the papers he submitted, does not include repairing a building or a shed.

Ms. Williams stated that Ms. Flores contacted her asking if she could install a fence to shield it from public view. Ms. Williams advised Ms. Flores that the shed must be repaired or removed regardless if a fence was installed. After a lengthy discussion with Ms. Flores, Ms. Williams stated that she extended the comply date to the end of January 2024.

Staff recommendation: Find Respondent in violation of the cited codes; assess \$150.00 administrative fee and allow the Respondent until April 9, 2024, to bring the property into compliance or a fine of \$50 per day will begin to accrue until complete compliance is obtained. All fees and fines may be recorded as a lien against the property and the property owner.

Ms. Williams advised that the tenant is present, and the property owner is not in attendance. The Special Magistrate asked Ms. Williams what is required for compliance with the shed issue.

Ms. Williams advised a permit is required and the shed must be repaired or removed.

Maria Flores, 702 Summit St.

Ms. Flores concurred with Ms. Williams' testimony. She stated that they have been actively looking for a contractor, and the contractors they have contacted are very expensive or could not do the work for at least six months. She stated that they paid some money to a contractor who did not follow through with obtaining the permit. She added that many contractors will not return phone calls, and many do not want to do this small job.

Ms. Flores stated that the shed was there when they moved in. She stated that they are self-employed and do not have the funds at this time of year to pay a contractor. She stated that they are willing to demolish it and remove it themselves because they do not have the funds to hire a contractor.

The Special Magistrate confirmed with Ms. Williams that a permit and a contractor is required to remove the shed.

Ms. Williams replied affirmatively and added that Daniel Barbour, a contractor with Barbour Builders in Tampa, called and stated that he gave Ms. Flores an estimate approximately three months ago to repair the shed, which was \$600 at that time. Ms. Williams stated Mr. Barbour informed her that the money that Ms. Flores gave him was not a deposit for the project, it was a fee for his travel. She stated that the estimate was valid for 30 days and he had not heard from Ms. Flores regarding the project until recently. Ms. Williams stated that she spoke to Mr. Barbour this week, explained the options for the project and he stated that he would contact Mr. Flores.

Ms. Flores stated that in January, he quoted them \$1,500.00 and is now charging \$3,000.00. She stated that she had discussed options for this project with Mr. Barbour recently and they did not come to an agreeable decision. She stated that she is waiting to hear back from him.

The Special Magistrate confirmed with Ms. Flores that they own a landscaping business.

Ms. Flores replied affirmatively adding that regular work is slowly beginning to increase. She stated that it will take more time to save \$3,000.00.

The Special Magistrate stated that he understands Ms. Flores' dilemma and advised that he would extend the comply date to June 30, 2024. He stressed the importance to keep in contact with Code Enforcement.

The Special Magistrate stated that based on the evidence and testimony in this case and Order of Enforcement is warranted. The Respondents shall pay all costs associated with this matter in the amount of \$150.00; Respondent shall have until 5:00 PM July 1, 2024, to bring the property into compliance to cure the cited violation(s), including payment of all costs. Failure to bring the property into compliance with the cited codes shall result in a daily fine of \$50.00 to commence July 2, 2024, and will continue to accrue at the daily rate

until such time that the property comes into compliance. The Respondent shall receive a copy of the full Order.

6. Case 23-002512 — 506 N Hwy 27/441 and 710 North Hwy 27/441, ARG RALLAFL0014, LLC, — Commercial Minimum Standards Section 20-51(a)(2), Loose & Over-Hanging Objects; Section 20-52(1), Landscape; Order of Enforcement (Lori Crain)

This case has come into compliance.

7. Case 23-002559 — 211 South Hwy 27/441, Marble Gold Properties, LLC — Signs General Regulations Section LDR 17-2, Permit Required; Order of Enforcement (Lori Crain)

This case has come into compliance.

8. Case 23-002750 — 440 South Old Dixie Hwy, Tracey L. Cisney — Nuisances Section 20-24(b), Property Adjacent to Dwellings; Section 7-46, Storage of Junk, etc., Prohibited; Section 7-67, Trash Weeds, Vegetation; Order of Enforcement (Lori Crain)

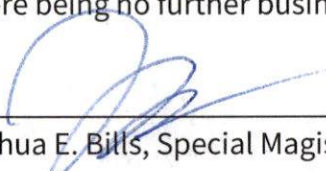
This case has come into compliance.

OTHER BUSINESS

The June 27, 2024, hearing is cancelled. The July hearing rescheduled to Tuesday, July 23, 2024, at 10:30AM

ADJOURN

There being no further business, the meeting was adjourned at 12:06 p.m.



Joshua E. Bills, Special Magistrate



Carol Osborne, Deputy Town Clerk