Town of Lake Hamilton

SPECIAL MAGISTRATE HEARING Agenda – June 24, 2025

Time: 3:00 P.M.
Location: 100 Smith Avenue, Lake Hamilton, FL 33851

Respondent(s) shall have 10 days from the date of the Order of the Special Magistrate to appeal said Order by filing a Notice of Appeal, signed by the Respondent(s). The Notice of Appeal must be received by the Lake Hamilton Clerk's Office, 100 Smith Ave, P.O. Box 126, Lake Hamilton, FL 33851, within the 10-day time period referenced above. If an appeal is filed, you will receive written notice informing you of the date, time, and location of that hearing on that matter. If an appeal is filed and is denied by the Code Enforcement Special Magistrate, the date for compliance will continue to be that date designated in the Order above. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the Clerk's Office, 100 Smith Ave, Lake Hamilton, FL 33851 (863) 439-1910, not later than four (4) days prior to the proceeding.

CALL TO ORDER and PLEDGE OF ALLEGIANCE (4:00 p.m.) - Special Magistrate, Joe Mawhinney

EXPLANATION OF PROCEDURES - Special Magistrate, Joe Mawhinney

APPROVE OF MINUTES

May 27, 2025, Special Magistrate minutes

OLD BUSINESS

Satisfactions of Fine/Lien
All matters listed under this item are considered to be routine and action will be accomplished by one motion without separate discussion of each item. If discussion is desired by the Special Magistrate, that item(s) will be removed from the Consent Agenda and considered separately.

TOTAL LIENS PAID THROUGH - TBA

CONTINUATION – IMPOSITION

IMPOSITIONS: Respondent(s) whose case is listed under this section should be aware that the Special Magistrate will limit all discussion to whether the violation continues to exist and the appropriate amount of the fine, if any, to be imposed. The Special Magistrate WILL NOT hear the entire case over again.

IMPOSITION – UNPAID COST OF ENFORCEMENT FEES – SEE EXHIBIT

RESCISSION/ADJUDICATION OF LIEN

REQUEST TO APPROVE AN EXTENSION OF TIME

Code Case 20240048 - 1121 Martin St. Parcel ID #272809-822000-080401 Owner: Faith Based Investments LLC Violations: FBC 1.7 Sec. 105.4 Expired Permit Â #210015 is now opened, Sec. 105 Permits Required: for renovation of home - including 4x4 to support porch roof and new wood to support porch flooring, Sec. 301.3 Vacant Structures and Land: must

be secured from entry - doors/windows open to public, Sec. 304.10 Stairways, Decks, Porches and Balconies: repair /replace all rotten/decayed wood including all entry steps, Sec. 304.13 Window, Skylight and Door Frames: has broken/cracked windows, door frames rotten - in need of repair/replacing, Sec. 304.14 Insect Screens: Windows that do not have screening needs to have screens, Sec. 304.15 Doors: doors not intact or functioning properly - repair/replace, Sec. 304.2 Protective Treatment: Structure needs painting, Sec. 304.3 Premise Identification: The structure needs house numbers displayed, Sec. 304.6 Exterior Structure Walls: walls are rotten and decayed - repair/replace, and Sec. 304.7 Roofs and Drainage: roof is in need of repairing/replacing.

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE CASES

REQUEST FOR REDUCTION CASES

Code Case 20190002 -- 50 Omaha St. S, Lake Hamilton FL 33851 Parcel ID #272816-823000-023210 Violation: IPMC Sec 110 - Demolition -- Has been in compliance Case status: In compliance with fine/lien that was never satisfied. This case was continued form the May 27, 2025, Special Magistrate to the June 24, 2025, Special Magistrate

FIRST OFFENSE

Code Case #20250025 -- 0 Rose St, Lake Hamilton FL 272809-822000-090103 Violation(s): Sec 16-176.1 A & B.1 Accessory Uses & Structures w/o Primary: Storing boats / trailers on vacant land (no primary use), and IPMC Sec. 302.1 Exterior Property Sanitation: misc. items, junk / debris stored around the boats / trailers. Property remains in violation as of 6/11/25.

Code Case 20250011 -- 510 Pearl St, Haines City (LH) Parcel ID #272809-822000-40102 Violation(s): Sec. 16-178 Parking of Boats and Recreational Vehicles: Several boats/trailers parked/stored around an abandoned structure do not meet the setback requirements and are encroaching onto the adjacent property. Sec. 302.1 Exterior Property Sanitation: for junk/ debris and misc. items all around the abandoned structure. Sec. 302.8 Motor Vehicles: All vehicles including mini-buses must run under their own power and have an assigned license plate with current tag or be removed from the property. Case was continued from the May 27, 2025, Special Magistrate hearing to June 24, 2025.

Code Case #20250036 -- 4302 Periwinkle Pl, Lake Hamilton FL 33851.Parcel ID #272809-822002-017010. Owner: Vanessa Torres Viera. Violation: Sec. 105 Permits Required: Installing a fence without permits. As of 6/17/25 Permit #250371 was cancelled. Permit #250461 has been obtained and finalized.

DEMOLITION APPEAL

FORECLOSURE INQUIRY

MONTHLY REPORT -- [ENTER TEXT HERE]

NEXT MEETING DATE – [MONTH DAY], 2025

ADJOURNMENT

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: May 27, 2025, Special Magistrate minutes

DATE: June 24, 2025

SUMMARY & RECOMMENDATION:

CONSENT AGENDA ☐ **OLD BUSINESS** ☐ **NEW BUSINESS** ☐

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☐

If Yes, Please Explain:

RECOMMENDATION:

ATTACHMENT(S):
May 27, 2025 Special Magistrate minutes .pdf

TOWN OF LAKE HAMILTON MINUTES
SPECIAL MAGISTRATE HEARING TUESDAY,
MAY 27, 2025 4:00 PM

The Special Magistrate of Lake Hamilton held a SPECIAL MAGISTRATE HEARING on Tuesday, May 27, 2025, at 100 Smith Ave., Lake Hamilton, FL 33851.

Respondent(s) shall have 10 days from the date of the Order of the Special Magistrate to appeal said Order by filing a Notice of Appeal, signed by the Respondent(s). The Notice of Appeal must be received by the Lake Hamilton Clerk's Office, 100 Smith Ave, P.O. Box 126, Lake Hamilton, FL 33851, within the 10-day time period referenced above. If an appeal is filed, you will receive written notice informing you of the date, time, and location of that hearing on that matter. If an appeal is filed and is denied by the Code Enforcement Special Magistrate, the date for compliance will continue to be that date designated in the Order above. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the Clerk's Office, 100 Smith Ave, Lake Hamilton, FL 33851 (863) 439-1910, not later than four (4) days prior to the proceeding.

CALL TO ORDER and PLEDGE OF ALLEGIANCE (4:00 p.m.) - Special Magistrate, Joe Mawhinney

The Special Magistrate Joeseph Mawhinney called the meeting to order 4:02 pm.

EXPLANATION OF PROCEDURES - Special Magistrate, Joe Mawhinney

Special Magistrate Joseph Mawhinney explained the procedures of the hearing and swore in all parties who wish to give their testimony.

APPROVE OF MINUTES

Special Magistrate Joseph Mawhinney approved the minutes from May 27, 2025.

OLD BUSINESS

Satisfactions of Fine/Lien

TOTAL LIENS PAID THROUGH - TBA

CONTINUATION – IMPOSITION

IMPOSITIONS: Respondent(s) whose case is listed under this section should be aware that the Special Magistrate will limit all discussion to whether the violation continues to exist and the appropriate amount of the fine, if any, to be imposed. The Special Magistrate WILL NOT hear the entire case over again.

IMPOSITION – UNPAID COST OF ENFORCEMENT FEES – SEE EXHIBIT

RESCISSION/ADJUDICATION OF LIEN

REQUEST TO APPROVE AN EXTENSION OF TIME

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE CASES

REQUEST FOR REDUCTION CASES

Case #20190002 -- 50 Omaha St, Lake Hamilton FL.
This property was in violation of IPMC 110.1 Demolition. This is a request for a reduction regarding fine / lien - new owner
The Code Officer Lisa requested for the case to be continue to the next meeting June 24, 2025.
Special Magistrate granted request to continue case to the June 24, 2025.

FIRST OFFENSE

Case #20250011 for 510 Pearl St, Lake Hamilton FL
Property is in violation for LDR Sec. 16 -178 Parking of boats and recreational vehicles, IPMC Sec. 302.1 Exterior Property Sanitation (outside storage of scrap and other misc. items as well as junk / debris), IPMC Sec. 302.8 Motor Vehicles (vehicles that either do not have a current license plate or sticker and / or do not run under its own power)
The Code Officer Lisa requested for the case to be continue to the next meeting June 24, 2025.
Special Magistrate granted request to continue case to the June 24, 2025.

Case #20250025 for 0 Rose St, Lake Hamilton FL 33851 (272809-822000-090103)
This property is in violation of LDR Sec. 16-176 A & B.1 Accessory Use & Structures w/o Primary (storing items on vacant land without a primary use) and IPMC Sec. 302.1 Exterior Property Sanitation (junk / debris and outside storage)
The Code Officer Lisa requested for the case to be continue to the next meeting June 24, 2025.
Special Magistrate granted request to continue case to the June 24, 2025.

DEMOLITION APPEAL

FORECLOSURE INQUIRY

MONTHLY REPORT -- [ENTER TEXT HERE]
Code Officer Lisa reported for the Month of April 1 reduction case and 2 first offense cases.

NEXT MEETING DATE – [MONTH DAY], 2025
June 24, 2025

ADJOURNMENT
The Special Magistrate adjourned at 4:16 pm.

ATTEST:

_____
Joseph Mawhinney, Special Magistrate

_____
Jacqueline Borja, Town Clerk

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Jeffrey Ball, Brittney Sandoval

THROUGH: Community Development

FROM: Lisa Harris, Code Enforcement Officer

AGENDA ITEM: Code Case 20240048 - 1121 Martin St.
Parcel ID #272809-822000-080401
Owner: Faith Based Investments LLC
Violations: FBC 1.7 Sec. 105.4 Expired Permit #210015 is now opened, Sec. 105 Permits Required: for renovation of home - including 4x4 to support porch roof and new wood to support porch flooring, Sec. 301.3 Vacant Structures and Land: must be secured from entry - doors/windows open to public, Sec. 304.10 Stairways, Decks, Porches and Balconies: repair /replace all rotten/decayed wood including all entry steps, Sec. 304.13 Window, Skylight and Door Frames: has broken/cracked windows, door frames rotten - in need of repair/replacing, Sec. 304.14 Insect Screens: Windows that do not have screening needs to have screens, Sec. 304.15 Doors: doors not intact or functioning properly - repair/replace, Sec. 304.2 Protective Treatment: Structure needs painting, Sec. 304.3 Premise Identification: The structure needs house numbers displayed, Sec. 304.6 Exterior Structure Walls: walls are rotten and decayed - repair/replace, and Sec. 304.7 Roofs and Drainage: roof is in need of repairing/replacing.

DATE: June 24, 2025

SUMMARY & RECOMMENDATION: Staff Recommendation: requesting a (90) days extension to allow more time for staff to review the plans.

CONSENT AGENDA ☐ **OLD BUSINESS** ☐ **NEW BUSINESS** ☒

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: There is no financial impact for the Town, however, if respondent doesn't comply by the time frame given a daily fine can be assessed.

RECOMMENDATION:

ATTACHMENT(S):
20240048 - Entire file up to June 24, 2025 SM.pdf

Permit #: 210015
Permit Date: 02/01/21
Permit Type:
Permit Type: Building/Residential
Permit Prefix: BPR
Permit Issued:
Site Address: 1121 Martin Street
Applicant Name: EHS Construction
Applicant Address: 403 N Church
Applicant City, State, Zip: Mulberry, FL 33860
Applicant Email:
Applicant Phone:
Description: Reroof and repair
Square Feet: 3500
Roof/Residential:
Construction Cost: 1000
Square Feet Living Space:
S/I Improvements:
Status: Open
Assigned To: Brian Wells

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phon	Zoning
27-28-09-822000-080401	1121 MARTIN ST	MILLER J T PB 4 PG 87 N 50 FT LOT 4 BLK H	FAITH BASED INVESTMENTS LLC		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Electrical Li	EC13011197
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	General Lia	STC006718524
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Certified Plu	CFC1429654

EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building		220061
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Worker's (	WC202500000
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Certified Bu	CBC1263859
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	General Lia	72364754
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Certified R	CCC1331919
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Roofing Li	CCC1331919

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Ins	Status
04/04/2025	Roof Final	Roof - speak to me before going - Shawna	04/07/2025	04/07/2025		Pass
07/08/2022		Explained to EHS that they need engineered / signed and sealed plans for this structure. This has to be brought up to the current FRBC.				

Fees

Fee	Description	Notes	ount
ADMIN FEE	ADMIN fee for all permits		$22.00
Basic Permit Fee			$22.00
DBPR Surcharge			$2.00
DCA Surcharge			$2.00
Double Permit Fee	Work that has been done before issuance of permit. Add basic permit fee to double the fee		$22.00
Reinstatement Fee	To reopen expired permit (must be approved by inspector)		$40.00
		Total	**$110.00**

Attached Letters

Date	Letter	Description
03/08/2022	Notice of Expiring Permit	

Payments

Date	Paid By	Description	Payment Type	Accepted By	mount
03/21/2025	EHS Construction Services LLC	CC OTC	CC OTC	Shawna Sch	$110.00
				Outstanding Bal	**$0.00**

Uploaded Files

Date	File Name	
06/29/2022	12157671-1211 Martin St pc	03.11.22.pdf
02/01/2021	8084014-Product-Approvals-FL33818.2	gulf rib.pdf
02/01/2021	8083648-1121 Martin St roof	ion (002).pdf

IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA

VIOLATION NO: 20240048

IN RE: 1121 Martin St
272809-822000-080401
MILLER J T PB 4 PG 87 N 50 FT LOT 4 BLK H

TOWN OF LAKE HAMILTON, a Florida municipal corporation,
Petitioner

v.

Faith Based Investments LLC
403 N Church Ave Mulberry, FL 33860-2419
Respondent(s)

ORDER FINDING VIOLATION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before the Special Magistrate after due notice to Respondent(s), having heard testimony under oath, received evidence and heard argument thereupon, issues this "Findings of Fact, Conclusions of Law and Order" pursuant to §162.07(4) and §162.08(5), Florida Statutes:

FINDINGS OF FACT

1. On or about 10/22/2024 there existed at on the above described property, the following conditions in violation of the Code of Ordinances of the Town of Lake Hamilton, such conditions constituting a nuisance and a serious threat to the public health, safety, and welfare within the meaning of §162.06(4), Florida Statutes:

Violations:

A. FBC 1.7 SEC. 105.4.1.2 EXPIRED PERMIT - IF A NEW PERMIT IS NOT OBTAINED WITHIN 180 DAYS FROM THE DATE THE INITIAL PERMIT BECAME NULL AND VOID, THE BUILDING OFFICIAL IS AUTHORIZED TO REQUIRE THAT ANY WORK WHICH HAS BEEN COMMENCED OR COMPLETED BE REMOVED FROM THE BUILDING SITE. ALTERNATIVELY, A NEW PERMIT MAY BE ISSUED ON APPLICATION, PROVIDING THE WORK IN PLACE AND REQUIRED TO COMPLETE THE STRUCTURE MEETS ALL APPLICABLE REGULATIONS IN EFFECT AT THE TIME THE INITIAL PERMIT BECAME NULL AND VOID AND ANY REGULATIONS WHICH MAY HAVE BECOME EFFECTIVE BETWEEN THE DATE OF EXPIRATION AND THE DATE IF ISSUANCE OF THE NEW PERMIT.

B. SEC. 105 PERMITS REQUIRED - ANY OWNER, AUTHORIZED AGENT, OR CONTRACTOR WHO DESIRES TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER REPAIR, REMOVE, CONVERT OR REPLACE ANY ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM, IN THE INSTALLATION OF WHICH IS REGULATED BY THE TECHNICAL CODES, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT FOR THE WORK.

C. SEC. 301.3 VACANT STRUCTURES AND LAND - ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.

D. SEC. 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES - EVERY STAIR, RAMP, LANDING, BALCONY, PORCH, DECK OR OTHER WALKING SURFACE SHALL BE MAINTAINED IN SOUND CONDITION AND GOOD REPAIR.

E. SEC. 304.13 WINDOW, SKYLIGHT AND DOOR FRAMES - EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.

F. SEC. 304.14 INSECT SCREEN - EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING REQUIRED FOR VENTILATION OF HABITABLE ROOMS, FOOD PREPARATION AREAS, FOOD SERVICE AREAS OR ANY AREAS WHERE PRODUCTS TO BE INCLUDED OR UTILIZED IN FOOD FOR HUMAN CONSUMPTION ARE PROCESSED, MANUFACTURED, PACKAGED OR STORED SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTING SCREENS OF NOT LESS THAN 16 MESH PER (16 MESH PER 25MM), AND EVERY SCREEN DOOR USED FOR INSECT CONTROL SHALL HAVE A SELF-CLOSING DEVICE IN GOOD WORKING ORDER.

G. SEC. 304.15 DOORS - ALL EXTERIOR DOORS, DOOR ASSEMBLIES AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH SECTION 702.3.

H. SEC. 304.2 PROTECTIVE TREATMENT - ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOOR, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS, AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION. EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. ALL SIDING AND MASONRY JOINTS AS WELL AS THOSE BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS, DOORS, AND SKYLIGHTS SHALL BE MAINTAINED WEATHER RESISTANT AND WATER TIGHT. ALL METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE COATED TO INHIBIT

SUCH RUST AND CORRO N AND ALL SURFACES WITH RUST OR COR ION. OXIDATION STAINS SHALL BE REMOVED FROM EXTERIOR SURFACES. SURFACE DESIGNED FOR STABILIZATION BY OXIDATION ARE EXEMPT FROM THIS REQUIREMENT.

I. SEC. 304.3 PREMISES IDENTIFICATION - BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm).

J. SEC. 304.6 EXTERIOR STRUCTURE WALLS - ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO DETERIORATION.

K. SEC. 304.7 ROOFS AND DRAINAGE - THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

2. Captioned real property is located and existing within the corporate limits of the Town of Lake Hamilton, Florida. Respondent(s), as owners(s) of the captioned real property are responsible for maintaining the same in accordance with the Code of Ordinances of the Town of Lake Hamilton. All required notices pursuant to §162.12, Florida Statutes.

CONCLUSIONS OF LAW

3. This Magistrate has jurisdiction over the Respondent(s) and this matter is otherwise properly before this Magistrate. Further, this Magistrate has subject matter jurisdiction pursuant to §2-64 of the Code of Ordinances of the Town of Lake Hamilton

4. The above stated facts constitute a violation of the specific section(s) of the Town Code cited in paragraph 1 herein.

5. The violator did/or did not appear for the hearing.

STATE OF FLORIDA

COUNTY OF POLK

I, the undersigned duly appointed Town Clerk of the Town of Lake Hamilton, Florida, HEREBY CERTIFY that the foregoing is a true and correct copy of the Order Imposing Fine / Administrative Lien for the Town of Lake Hamilton, Petitioner, vs. Faith Based Investments LLC, 20240048, as shown in the records of the Town on file in the office of the Town Clerk.

WITNESS my hand and the seal of the Town of Lake Hamilton, Florida, this day 25th of February, 2025.

Town Clerk

ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, and upon consideration of (i) the gravity of the violation, (ii) any actions taken by the violator to correct the violation, and (iii) previous violations committed by the violator, it is hereby ORDERED that:

- ☐ Summary Disposition Respondent(s) admit(s) to the violation(s) and request(s) additional time to comply. Respondent(s) has/have waived any defense to the violation(s). Respondent(s) shall have until _____ to Comply or a $ _____ **per day** fine may be imposed.
- ☐ Respondent(s) shall secure captioned property by _____ or a $_____ **per day** fine shall be imposed.
- ☑ Respondent(s) shall have until MARCH 27, 2025 JUNE 25, 2025* for total compliance or a $ 100.00 **per day** fine shall be imposed.
- ☐ The Town of Lake Hamilton is hereby **authorized to ABATE** the violation(s) named herein in accordance with F.S. §162.09(1), Florida Statutes, but shall not be required to do so. If abatement occurs, the Town of Lake Hamilton may assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ Pursuant to §162.08(5), Florida Statutes, the Code Enforcement Division of the Town of Lake Hamilton is hereby **authorized to initiate the DEMOLITION** process and assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ The evidence did not support the violation cited. The case is hereby dismissed.
- ☐ Violation(s) did exist at the subject property, but have been remedied. No fine in this matter shall be imposed, however future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such.
- ☐ Violation(s) as identified herein is/are **irreparable or irreversible** in nature. A one-time fine of $_____ is imposed against the Respondent(s) in addition to any fine or costs imposed herein, if any such fine amount or cost amount is imposed.
- ☑ Respondent(s) shall be responsible for **costs incurred** by the Town of Lake Hamilton in prosecuting this case totaling $ $54.60. The costs shall be paid in full within 30 **days** of this Order. If unpaid, the costs shall be assessed against the subject property as a lien, and this Order, or a subsequent Order Imposing Fine, may be recorded in the Public Records of Polk County as evidence thereof.
- ☐ Respondent(s) has been found in violation as a repeat offender. A fine of $_____ shall be imposed and a $ _____ per day fine shall continue until property is brought into compliance.
- ☐ Pursuant to F.S. §162.09(3) the Special Magistrate authorizes the Town of Lake Hamilton to begin foreclosure procedures on the above captioned property.
- ☑ Other: * PERMITS PULLED AND BUILDING CONDITION REPORT BY MARCH 27, 2025; TOTAL COMPLIANCE BY JUNE 25, 2025.

YOU ARE NOTIFIED THAT IF THIS ORDER IMPOSES A FINE, ABATEMENT COSTS, OR PROSECUTION COSTS AGAINST YOU THAT pursuant to §162.09(3), Florida Statutes, once final, this ORDER may be recorded in the public records and thereafter may constitute a lien against the captioned real property and upon any other real or personal property owned by you. FURTHER, subsequent certifications or supplemental certifications of fines may be recorded in the public records if the violations mentioned herein may be remedied and you fail to timely do so.

A HEARING IS HEREBY SCHEDULED FOR ON _____ AT THE TOWN OF LAKE HAMILTON, TOWN HALL, 100 SMITH AVE, LAKE HAMILTON FLORIDA 33851, TO CONSIDER THE ENTRY OF AN ORDER IMPOSING FINE AND LIEN.

DONE AND ORDERED (RENDERED) this 25th day of February ,20 25 at Lake Hamilton, Polk County, Florida.

ATTEST:

_____
Town Clerk

_____
Joe Mawhinney, Town of Lake Hamilton Special Magistrate

This ORDER may be appealed to the Special Magistrate within twenty (20) days of the date of its rendition pursuant to Town Ordinance Chapter 2, Sec 2-188, by filing in a timely manner, an Application for Appeal with the Code Enforcement Clerk.

Violation No.: 20240048
Certified Mail Number:

Town of Hamilton Code Compliance Division
Phone: 863-439-4711 ▣ Fax: 863-439-1136 ▣ E-Mail: brittney@townoflakehamilton.com
P.O. Box 126 Lake Hamilton FL 33851 ▣ 100 Smith Ave Lake Hamilton FL 33851

COURTESY NOTICE

TOWN OF LAKE HAMILTON
Code Enforcement Division
100 Smith Ave. Lake Hamilton, Florida 33836
(863) 439-1910 - telephone / (863)439-1421 - fax
www.townoflakehamilton.com

INVOICE

Bill To.:
Faith Based Investments LLC 403 N Church Ave Mulberry, FL 33860-2419

Date Due: 03/25/2025 Case Number: 20240048 Invoice Date: 02/20/2025

Item	Amount
CERTIFIED POSTAGE	$8.85
PAPER FEE	$0.75
Trip Fee	$45.00
Total	**$54.60**

Date	Paid By	Payment Type	Amount
		Total Paid	**$0.00**
		Amount Due	**$54.60**

FIRST OFFENSE SCRIPT
REMAINS IN VIOLATION
(Add 1 trip for after SM CBD)

Page #_____ Agenda#_____ Case# 20240048

My name is Lisa Harris, (Certified) Code Investigator.

The violation address is 1121 Martin St, LH

If no physical address is available then read the legal description.

Legal Description: S____ T____ R____ Subdivision_____ Parcel_____

- I personally took the photos for this case and they accurately depict what I saw. I am requesting that these photos be entered into evidence.
- The violation for this location consists of Structural issues as listed on the agenda.
- A Notice of Violation/Notice of Hearing was issued to property owner(s) 12/26/25 by (Certified Mail) (Hand Delivery) (Posting)
- The property was rechecked for compliance on 2/6/25 and the violation(s) remain.
- Due to the serious threat to the public health, safety, and welfare from rats, snakes and fire hazard, we are asking that the respondent be given 10 days to cut property. If not in compliance in 7 days, **THE COUNTY IS REQUESTING AN 'ORDER OF ENFORCEMENT' TO HAVE THE PROPERTY CUT AND THE COSTS IMPOSED AS A LIEN AGAINST THE PROPERTY, PLUS A ONE-TIME FINE OF $250.00**

"IN THE EVENT THE PROPERTY IS BROUGHT IN COMPLIANCE BY THE OWNER PRIOR TO THE MAGISTRATE'S CORRECT-BY-DATE, THE PROSECUTION COSTS FOR THIS CASE ARE_____."

The prosecution costs for this case are $ 54.60. This amount will be billed to the respondent and due in 30 days.

7/21/08 9:00

30 ~~15~~ | $100.00 commence work

Has permit #25001 | B/D condition work w/what | 120 days to comply | Report w/1st permit

FRODGE ENGINEERING. P.A.

ENGINEERING SERVICES
5410 W. LAKE WALES-ALTURAS RD.
ALTURAS, FLORIDA 33820
MAILING: P.O. BOX 344, ALTURAS, FLORIDA 33820
863-537-5739 FAX 863-537-5740 MOBILE 863-207-2571
DAN C. FRODGE, PROFESSIONAL ENGINEER FLORIDA P.E. #54285

March 12, 2025

ENGINEERING REPORT _ REVISED

To: Mr. Gerald Polcon – EHS Construction
City of Lake Hamilton – Code Enforcement

From: Dan C. Frodge, P.E
Frodge Engineering, P.A.

Re: Existing wood frame 4-plex home located at:
1121 N. Martin Street
Lake Hamilton, Florida

TO WHOM IT MAY CONCERN:

BACKGROUND: This 4-plex one-story frame home was of 2" x 4" wood frame construction with 8' exterior walls with some shorter interior walls. It is my understanding that the main structures recently had a new, permitted roof installed. The front porch has a mono-sloped shingled roof. The roof assembly appears adequate for a structure of this age.

INSPECTION - On Monday, March 10, 2025, Dan C. Frodge, an engineer with Frodge Engineering, P.A., completed an on-site re-inspection of the 4-plex wood structure listed above. The following is a summary of repairs that coordinates with the attached floor plan:

A. Left front porch:

1. "As-built" (2) 2" x 6" p.t. perimeter edge and front beams for porch deck were installed. The as built 4" x 4" corner post should be secured to the (2) 2" x 6" floor header with Simpson connector.
2. Need to secure top of existing perimeter beams at porch to "as-built" 4" x 4" column with Simpson LSTA 12 on each side with (1) 10d/conn. (typ.)
3. Need to install new 1" x 4" T&G or ¾" p.t.. plywood on floor where needed with 8d nails @ 6" o.c. edges/intermediate.
4. Need to remove or replace (R/R) 2" x 6" damaged rim joists with new 2" x 6" p.t. with 16d's @ 6" o.c. staggered.
5. Add additional 2" x 6" #2YP floor joists to reduce spacing to 16" o.c. with Simpson LUS 26 at each end of new joists.

B. First room on left side unit – New 3050 window to meet current egress for a bedroom.

C. Bathroom in front unit – left side:

6. R/R damaged 1" x 4" in bath with ¾" plywood with 8d @ 6" o.c. – Install new 2" x 6" #2YP floor joists to reduce spacing to 16" o.c. and install new fixtures in bath per code.
7. GENERAL NOTE- INSTALL NEW ELECTRICAL THROUGHOUT PER N.E.C. 2020.
8. New glazing on lower window or R/R
9. New ½" sheetrock over 7/16" OSB on ceiling.

D. Bedroom in front unit – left side

10. Bedroom – R/R T&G with new ¾" plywood- Check integrity of joists - R/R or scab full-length 2" x 6" #2YP to suspect joists to reduce spacing to 16" o.c. with 16d nails @ 6" o.c. staggered top & bottom.

11. Suggested that WH be relocated to an adjacent closet.
12. R/R damaged plywood flooring with new ¾" plywood - Check integrity of joists and R/R or scab full-length 2" x 6" #2YP to suspect joists to reduce spacing to 16" o.c. with 16d nails @ 6" o.c. staggered top & bottom.

E. Kitchen – front left unit – Needs new sink, cabinets and stubby WH below countertop.

F. BUMP OUT BEDROOM ON LEFT SIDE:

13. Remove all 3 exterior walls and existing mono-sloped roof.
14. Examine floor joists for any damage. Scab new 2" x 6" #2YP to damaged joists with 16d's @ 6" o.c. staggered.
15. Add new #2YP floor joists to reduce spacing to 16" o.c. with new Simpson LUS 26 hangers at each end of new joists.
16. Install new ¾" plywood decking with 8d's @ 6" o.c. edges/intermediate.
17. New 2" x 4" studs @ 16" o.c. with 2" x 4" bottom plate w/ ¼" da. X 4" lags @ 16" o.c. (typ.)
18. Balloon frame new gable end wall with (2) 2" x 4" sloping top plate and secure 2" x 6" rafters with Simpson H2.5A with (10) 8d/conn.
19. Install new 2" x 6" #2YP rafters @ 24" o.c. for new mono-sloped roof with ½" plywood secured with 8d ring-shanked nails @ 6" o.c. edges/intermediate.
20. Install new Peel and Stick roofing over approved underlayment per manufacturer's specifications.
21. Install new ½" sheetrock on interior with R-13 insulation in walls.
22. Install matching wood siding or vinyl siding per manufacturer's specifications over ½" plywood or 7/16" O.S.B. with 8d nails @ 6" o.c. edges/intermediate and 3" o.c. top and bottom.
23. Install at least (1) 3050 Egress window in bedroom.

G. INTERMEDIATE PORCH BETWEEN FRONT AND REAR UNITS:

24. Remove damaged plywood or plank decking.
25. Install new 2" x 6" #2 YP floor joists with Simpson LUS 26 each end to reduce spacing to 16" o.c.
26. Install new ¾" p.t. plywood or 1" x 4" planking with 8d nails @ 6" o.c.
27. Need new wood stairs at each end of porch with railings per code for 32" deck above grade. Approximately 6" risers x 5 with new 4" thick x 2' x 6' concrete base to attach new 2" x 12" p.t. stringers.

H. SECOND UNIT ON LEFT:

28. Bathroom – Install new 2" x 6" floor joists @ 16" o.c. with Simpson LUS 26 at each end. Remove damaged 1" x 4" planking with new ¾" plywood sheathing with 8ds @ 6" o.c. edges/intermediate. Install new toilet , tub and sink per code.
29. R/R damaged 1" x 4" with same or with new ½" sheetrock on ceiling.
30. Remove existing header at 70" and replace with new 32" wide x 6'-8" door with new (2) 2" x 4"
31. header.
32. Door on closet – optional
33. R/R damaged plywood on floor with new ¾" plywood with 8ds @ 6" o.c.
34. New ½" green board around perimeter of tub once damaged wall covering is removed.
35. Suggested that HW be relocated to an adjacent closet.

I – LEFT REAR KITCHEN:

36. Remove and replace damaged flooring with ¾" plywood with 8d's @ 6" o.c.
37. Reduce spacing of 2" x 6" floor joists to 16" with Simpson LUS 26 at each end and/or scab new 2" x 6" #2YP to damaged joists with 16d's @ 6" o.c. staggered.

I - REAR PORCH FOR BOTH LEFT AND RIGHT UNITS

38. Install required railings on rear stairs per code.
39. Remove damaged plywood on frame knee wall on left rear side and install new 2" x 4" studs to reduce spacing to 16" o.c. Re-install new ½" plywood or 7/16" O.S.B. with 8d's @ 6" o.c. to be covered with vinyl siding over TYVEK.

J- GENERAL COMMENTS:

40. Increase 30" doors to 32" x 80" doors for H.C. accessibility
41. Increase 28" x 80" doors to 32" x 80" doors for H.C. accessibility
42. Increase 24" x 80" doors to 32" x 80" doors for H.C. accessibility
43. Increase 24" x 72" door to 32" x 80: door for H.C. accessibility
44. Add R-19 minimum in ceilings and R-13 insulation in exterior walls.

K. RIGHT SIDE – FRONT LIVING

45. New exterior door and windows. R/R damaged 1" x 4" T & G on ceiling with new to match with (2) 8d/conn OR new ¾" plywood with 8d's @6" o.c. (typ.)

L. Front bedroom unit #2 - R/R damaged 1" x 4" T & G on ceiling with new to match with (2) 8d/conn OR new ¾" plywood with 8d's @6" o.c. (typ.)

M. Front kitchen on right side – Add new WH below counter stop.

N. Right rear unit #4 – Install new toilet, tub and sink per code. The bedroom needs a 3050-egress window.

O. RIGHT REAR PORCH –

1. Remove damaged plywood on frame knee wall on right rear side and install new 2" x 4" studs to reduce spacing to 16" o.c. Re-install new ½" plywood or 7/16" O.S.B. with 8d's @ 6" o.c. to be covered with vinyl siding over TYVEK.

This Report is intended to more fully address the issues that were described in the review by the Building Official. This is an older structure but one that could be renovated under the guidelines of the 2023 Florida Building Code, 8th edition – Existing. It appears to be a Level III renovation.

It will require new plumbing, electrical and HVAC. Along with these major improvements, new R30 insulation – (R19 minimum) should be installed in the attic space. All the electrical will need to be upgraded to meet the 2020 N.E.C.

It appears that most doors and windows will require R/R.- See Notes 40 - 43. The bedroom windows should be upgraded in size to meet the egress required per 2023 F.B.C. – Existing.

The bathroom and bedroom doors should be modified, if needed, to provide handicapped accessibility. – 32" wide doors (minimum). – see Notes 40-43

In closing, this Engineering Report is not exhaustive, is based upon education and experience and should not be construed as a warranty or guarantee of the work to be completed. Thank you.

FRODGE ENGINEERING, P.A.

Dan C. Frodge, P.E.

This item has been electronically signed and sealed by Dan Frodge on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Digitally signed by Dan C Frodge
Date: 2025.03.13 10:53:50 -04'00'

20240047 and 20240048
1121 Martin St, Lake Hamilton
Investigator Lisa Harris
Town of Lake Hamilton Exhibit 1

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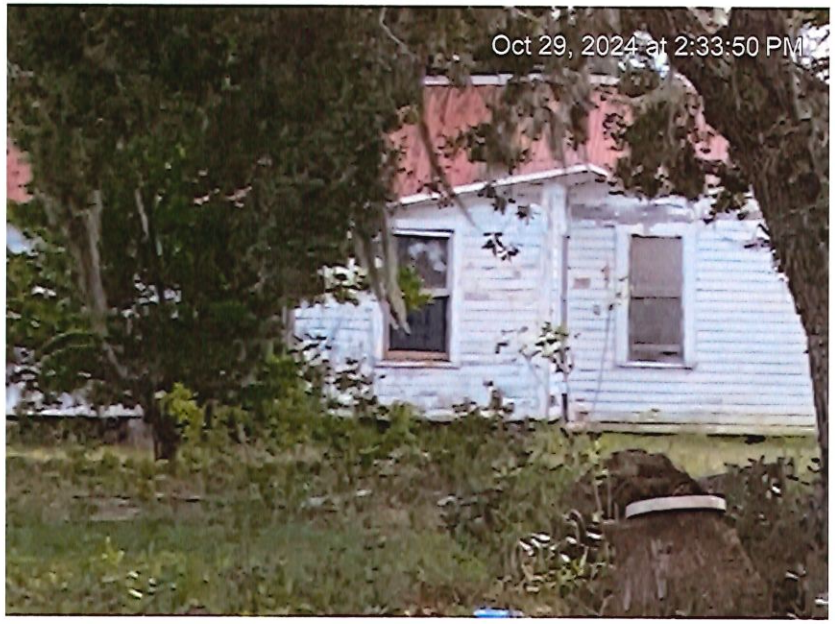


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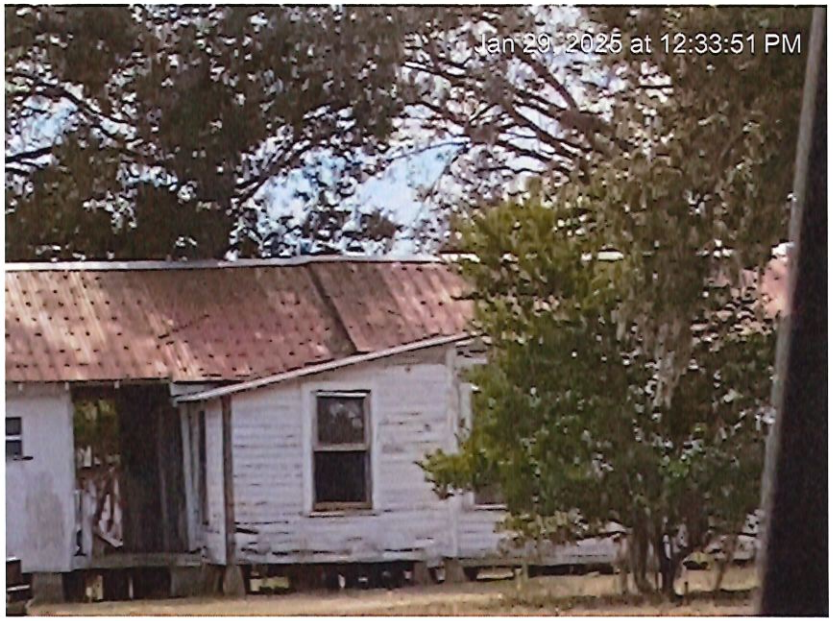
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ALERT: WINTER STORMS IN THE MIDWEST THROUGH THE NORTHEAST U.S. MAY DELAY FIN...

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FAQs >

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January 2, 2025, 3:39 pm

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FAQs

Permit #: 250011
Permit Date: 01/03/25
Permit Type:
Permit Type: Demolition/ Residential
Permit Prefix:
Permit Issued: 01/17/2025
Site Address: 1121 Martin Street
Applicant Name: EHS Construction Services LLC
Applicant Address: 403 N Church Ave
Applicant City, State, Zip: Mulberry
Applicant Email: pictures.ehs@yahoo.com
Applicant Phone: 863-943-4119
Description: Unit 1 Open Front Porch to Expose joist and studs - Unit 2 Unit 3 Unit 4 Demo Porch interior and exterior if needed to see joist and studs Small bedroom inside wall Expose truss
Square Feet: 0
Roof/Residential:
Construction Cost: 500
Square Feet Living Space:
S/I Improvements:
Status: Issued
Assigned To: Shawna Schuette

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
	1121 Martin Street		Gerald Poleon		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Electrical License	EC13011197
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	General Liability	GLSISTC006718524

EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	DBPR License (Plumbing)	CFC1429654
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	BTR	220061
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Worker's Comp	WC202500000
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	DBPR License (Construction)	CBC1263859
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	General Liability	72364754
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	DBPR License (Roofing)	CCC1331919
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Roofing License	CCC1331919

Fees

Fee	Description	Notes	Amount
Demolition	demolition- with a cost of $3000 or less $110.00 with $3000 or more 110. plus .005% for each additional $1000		$110.00
		Total	**$110.00**

Attached Letters

Date	Letter	Description
01/03/2025	Web Form - Permit Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
01/17/2025	Gerald Poleon	Paid by Credit Card OTC	Credit Card	Jeannea Colon	$110.00
				Outstanding Balance	**$0.00**

Permit #: 250012
Permit Date: 01/03/25
Permit Type:
Permit Type: Demolition/ Residential
Permit Prefix: BPR
Permit Issued:
Site Address: 1121 Martin Street
Applicant Name: EHS Construction Services LLC
Applicant Address: 403 N Church Ave
Applicant City, State, Zip: Mulberry Fl 33860
Applicant Email: pictures.ehs@yahoo.com
Applicant Phone: 8639434119
Description: Unit 2 Unit 3 Unit 4 Demo Porch interior and exterior if needed to see joist and studs Small bedroom inside wall Expose truss
Square Feet: 0
Roof/Residential:
Construction Cost: 500
Square Feet Living Space:
S/I Improvements:
Status: Cancelled
Assigned To: Shawna Schuette

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
	1121 Martin Street		Gerald Poleon		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Electrical License	EC13011197
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	General Liability	GLSISTC006718524
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	DBPR License (Plumbing)	CFC1429654

EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	BTR 220061
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Worker's Comp WC202500000
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	DBPR License (Construction) CBC1263859
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	General Liability 72364754
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	DBPR License (Roofing) CCC1331919
EHS Construction Services LLC	Sahadeo, Tzeporaw	Office (863) 943-4119	403 N Church Ave	Certified Building	Roofing License CCC1331919

Fees

Fee	Description	Notes	Amount
Demolition	demolition- with a cost of $3000 or less $110.00 with $3000 or more 110. plus .005% for each additional $1000		$110.00
		Total	**$110.00**

Attached Letters

Date	Letter	Description
01/03/2025	Web Form - Permit Application	

Notes

Date	Note	Created By:
01/17/2025	SEE PERMIT 250011 - DID NOT NEED 2 SEPARATE PERMITS - SS	Shawna Schuette

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20240048	**Date of Violation:** 10/22/2024	**Property Address:** 1121 Martin St Lake Hamilton, FL 33851
Property Owner(s): Faith Based Investments LLC	**Property Owner(s) Address:** 403 N Church Ave Mulberry, FL 33860-2419	**Mailing Address:**
Parcel Number: 272809-822000-080401		
Property Description: MILLER J T PB 4 PG 87 N 50 FT LOT 4 BLK H		

NOTICE:

You have been issued a Notice of Violation for violating the Town of Lake Hamilton Codes and/or Regulations. You have been given reasonable time to correct the violation(s), and a re-inspection of the above property will be performed on the date indicated below. Your failure to correct the violation within the time period specified may result in a compliant being filed against the above property owner(s) with the Special Magistrate. Any action taken by the Town of Lake Hamilton, the authority having jurisdiction, could result in a fine that will be charged against the real estate upon which the violation(s) are located and shall be a lien upon such real estate and all other real property owned. If you are unsure about any requirements necessary to correct this violation(s), please contact the Town of Lake Hamilton at 100 Smith Ave. St. Lake Hamilton, Fl. 33851 or call 863-439-1910 between the hours of 8:00 AM and 4:00 PM Monday through Friday. *You have the right to appeal this notice to the Special Magistrate by submitting a written request within 10 days from the date of this notice was served to appear before the Special Magistrate.*

Violation(s): FBC 1.7 SEC. 105.4.1.2 EXPIRED PERMIT
Violation(s) Description: IF A NEW PERMIT IS NOT OBTAINED WITHIN 180 DAYS FROM THE DATE THE INITIAL PERMIT BECAME NULL AND VOID, THE BUILDING OFFICIAL IS AUTHORIZED TO REQUIRE THAT ANY WORK WHICH HAS BEEN COMMENCED OR COMPLETED BE REMOVED FROM THE BUILDING SITE. ALTERNATIVELY, A NEW PERMIT MAY BE ISSUED ON APPLICATION, PROVIDING THE WORK IN PLACE AND REQUIRED TO COMPLETE THE STRUCTURE MEETS ALL APPLICABLE REGULATIONS IN EFFECT AT THE TIME THE INITIAL PERMIT BECAME NULL AND VOID AND ANY REGULATIONS WHICH MAY HAVE BECOME EFFECTIVE BETWEEN THE DATE OF EXPIRATION AND THE DATE IF ISSUANCE OF THE NEW PERMIT.
Violation(s): SEC. 105 PERMITS REQUIRED
Violation(s) Description: ANY OWNER, AUTHORIZED AGENT, OR CONTRACTOR WHO DESIRES TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER REPAIR, REMOVE, CONVERT OR REPLACE ANY ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM, IN THE INSTALLATION OF WHICH IS REGULATED BY THE TECHNICAL CODES, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT FOR THE WORK.
Violation(s): SEC. 301.3 VACANT STRUCTURES AND LAND
Violation(s) Description: ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.
Violation(s): SEC. 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES

Violation(s) Description:
EVERY STAIR, RAMP, LANDING, BALCONY, PORCH, DECK OR OTHER WALKING SURFACE SHALL BE MAINTAINED IN SOUND CONDITION AND GOOD REPAIR.

Violation(s):
SEC. 304.13 WINDOW, SKYLIGHT AND DOOR FRAMES

Violation(s) Description:
EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.

Violation(s):
SEC. 304.14 INSECT SCREEN

Violation(s) Description:
EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING REQUIRED FOR VENTILATION OF HABITABLE ROOMS, FOOD PREPARATION AREAS, FOOD SERVICE AREAS OR ANY AREAS WHERE PRODUCTS TO BE INCLUDED OR UTILIZED IN FOOD FOR HUMAN CONSUMPTION ARE PROCESSED, MANUFACTURED, PACKAGED OR STORED SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTING SCREENS OF NOT LESS THAN 16 MESH PER (16 MESH PER 25MM), AND EVERY SCREEN DOOR USED FOR INSECT CONTROL SHALL HAVE A SELF-CLOSING DEVICE IN GOOD WORKING ORDER.

Violation(s):
SEC. 304.15 DOORS

Violation(s) Description:
ALL EXTERIOR DOORS, DOOR ASSEMBLIES AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH SECTION 702.3.

Violation(s):
SEC. 304.2 PROTECTIVE TREATMENT

Violation(s) Description:
ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOOR, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS, AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION. EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. ALL SIDING AND MASONRY JOINTS AS WELL AS THOSE BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS, DOORS, AND SKYLIGHTS SHALL BE MAINTAINED WEATHER RESISTANT AND WATER TIGHT. ALL METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE COATED TO INHIBIT SUCH RUST AND CORROSION AND ALL SURFACES WITH RUST OR CORROSION. OXIDATION STAINS SHALL BE REMOVED FROM EXTERIOR SURFACES. SURFACE DESIGNED FOR STABILIZATION BY OXIDATION ARE EXEMPT FROM THIS REQUIREMENT.

Violation(s):
SEC. 304.3 PREMISES IDENTIFICATION

Violation(s) Description:
BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm).

Violation(s):
SEC. 304.6 EXTERIOR STRUCTURE WALLS

Violation(s) Description:
ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED

WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO DETERIORATION.
Violation(s): SEC. 304.7 ROOFS AND DRAINAGE
Violation(s) Description: THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.
Narrative:
Recommended Corrective Action: Please re-open and obtain a final for expired permit 210015, Obtain permit for performing work on porch area (replacing wood support for porch roof), replace all rotten / broken (exterior / interior doors), Repair / replace all exterior walls, Install window screens, Affix house numbers - visible from the street, paint exterior of structure, Repair / replace all stairs, decks and walk ways, Repair / replace all windows, and all vacant structures / land must be maintained in a safe, secure and sanitary condition

To Be Corrected By: 01/28/2025	**Re-Inspection Date:** On or after 01/29/2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149747699

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20240048
Petitioner,
vs.
Faith Based Investments LLC

Respondent(s),
_____/

NOTICE OF HEARING

Pursuant to Section 16-37 of the Code of the Town of Lake Hamilton, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Lake Hamilton Code Enforcement Special Magistrate, on **February 25, 2025 at 4:00 pm**in the Council Chambers, Town Hall, 100 Smith Avenue in the Town of Lake Hamilton, Florida. The Code Enforcement Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Affidavit of Violations.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED: 12/26/2024

CODE ENFORCEMENT SPECIAL MAGISTRATE
OF THE TOWN OF LAKE HAMILTON, FLORIDA

By: Lisa Harris
Lisa Harris, Code Investigator

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, Faith Based Investments LLC, 403 N Church Ave Mulberry FL 33860-2419.

Return Receipt Number: **70223330000149747699**

By: Lisa Harris
Lisa Harris, Code Investigator

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20240048
Petitioner,
vs.
Faith Based Investments LLC

Respondent(s),
_____/

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

BEFORE ME, the undersigned authority, personally appeared Lisa Harris for the Town of Lake Hamilton, Florida, who after being duly sworn, deposes and states:

1. That Faith Based Investments LLC of 403 N Church Ave, Mulberry, FL 33860-2419, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1121 Martin St, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

2. That the described property is in violation of the Ordinance as shown in the Violation Details. (Attached)

3. That a true copy of the Violation Notice(s) previously provided to RESPONDENT is/are attached hereto.

4. That said violation(s) has/have not been corrected.

5. That a true copy of the Notice of Hearing to be served upon the RESPONDENT in conjunction with this Affidavit of Violation is attached hereto.

AFFIRMATION UNDER OATH

Under penalties of perjury, I hereby swear and affirm that I have read this Affidavit and that the facts stated herein are true and correct.

Lisa Harris _____ 12/26/24

Lisa Harris Date
as the Code Inspector for the
Town of Lake Hamilton

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared Lisa Harris, who is personally known to me and after being first duly sworn, deposes and says that affiant is the Code Inspector for the Town of Lake Hamilton, and that the above Affidavit is true and correct to the best of affiant's knowledge and belief.

SWORN TO AND SUBSCRIBED before me, on 12/26/24.
(AFFIX NOTARY STAMP)

Yasina Mercado
Notary Public, State of Florida

YASINA MERCADO
Commission # HH 320904
Expires November 25, 2026

Yasina Mercado
Printed/Typed Name

If You Have Any Questions Please call 863-439-1910

Code Enforcement Special Magistrate
Town of Lake Hamilton

Exhibit A

Legal description of property owned by RESPONDENT, Faith Based Investments LLC located at 403 N Church Ave Mulberry FL 33860-2419 and is described as: MILLER J T PB 4 PG 87 N 50 FT LOT 4 BLK H, Sub.: and further described as: 1121 Martin St, Lake Hamilton, FL, 33851.

Violation:

FBC 1.7 SEC. 105.4.1.2
EXPIRED PERMIT

SEC. 105 PERMITS
REQUIRED

SEC. 301.3 VACANT
STRUCTURES AND
LAND

SEC. 304.10 STAIRWAYS,
DECKS, PORCHES AND
BALCONIES

SEC. 304.13 WINDOW,
SKYLIGHT AND DOOR
FRAMES

SEC. 304.14 INSECT
SCREEN

SEC. 304.15 DOORS

SEC. 304.2 PROTECTIVE
TREATMENT

SEC. 304.3 PREMISES
IDENTIFICATION

SEC. 304.6 EXTERIOR
STRUCTURE WALLS

SEC. 304.7 ROOFS AND
DRAINAGE

Mailed to:

Faith Based Investments LLC
403 N Church Ave Mulberry FL 33860-2419

Code Enforcement Special Magistrate
Town of Lake Hamilton

FBC 1.7 SEC. 105.4.1.2
EXPIRED PERMIT

SEC. 105 PERMITS
REQUIRED

SEC. 301.3 VACANT
STRUCTURES AND
LAND

SEC. 304.10 STAIRWAYS,
DECKS, PORCHES AND
BALCONIES

SEC. 304.13 WINDOW,
SKYLIGHT AND DOOR
FRAMES

SEC. 304.14 INSECT
SCREEN

SEC. 304.15 DOORS

SEC. 304.2 PROTECTIVE
TREATMENT

SEC. 304.3 PREMISES
IDENTIFICATION

SEC. 304.6 EXTERIOR
STRUCTURE WALLS

SEC. 304.7 ROOFS AND
DRAINAGE

Narrative:

Recommended corrective action:
Please re-open and obtain a final for expired permit 210015, Obtain permit for performing work on porch area (replacing wood support for porch roof), replace all rotten / broken (exterior / interior doors), Repair / replace all exterior walls, Install window screens, Affix house numbers - visible from the street, paint exterior of structure, Repair / replace all stairs, decks and walk ways, Repair / replace all windows, and all vacant structures / land must be maintained in a safe, secure and sanitary condition



Detail by Entity Name

Florida Limited Liability Company
FAITH BASED INVESTMENTS L.L.C.

Filing Information

Document Number	L18000201843
FEI/EIN Number	APPLIED FOR
Date Filed	08/22/2018
Effective Date	08/22/2018
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR REGISTERED AGENT
Event Date Filed	08/21/2024
Event Effective Date	NONE

Principal Address

403 N. CHURCH AVE
MULBERRY, FL 33860

Mailing Address

PO BOX 92538
LAKELAND, FL 33804

Registered Agent Name & Address

NONE
Registered Agent Resigned: 05/13/2024

Authorized Person(s) Detail

Name & Address

Title MGR

POLEON, GERALD
PO BOX 92538
LAKELAND, FL 33804

Annual Reports

Report Year	Filed Date
2023	03/18/2023
2023	04/12/2023
2024	04/30/2024

Document Images

08/21/2024 -- Admin. Diss. for Reg. Agent	View image in PDF format
05/13/2024 -- Reg. Agent Resignation	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
08/22/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/12/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/18/2023 -- ANNUAL REPORT	View image in PDF format
03/25/2022 -- ANNUAL REPORT	View image in PDF format
08/31/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
08/13/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/08/2021 -- ANNUAL REPORT	View image in PDF format
04/13/2020 -- REINSTATEMENT	View image in PDF format
07/18/2019 -- LC Amendment	View image in PDF format
08/22/2018 -- Florida Limited Liability	View image in PDF format

Parcel Details: 27-28-09-822000-080401

TAX EST | PRT CALC | PRC | HTML PRC | TRIM | HTML TRIM | TAX BILL | I&E Forms

Owners *Recently purchased this property? Click here.*

FAITH BASED INVESTMENTS LLC	100%

Mailing Address *(Address Change form)*

Address Line 1	**403 N CHURCH AVE**
Address Line 2	
Address Line 3	**MULBERRY FL 33860-2419**

Physical Street Address *Looking for site address? Click here.*

Address Line 1	**1121 MARTIN ST**
Address Line 2	

Postal City and Zip

City/St/Zip	**LAKE HAMILTON FL 33851**

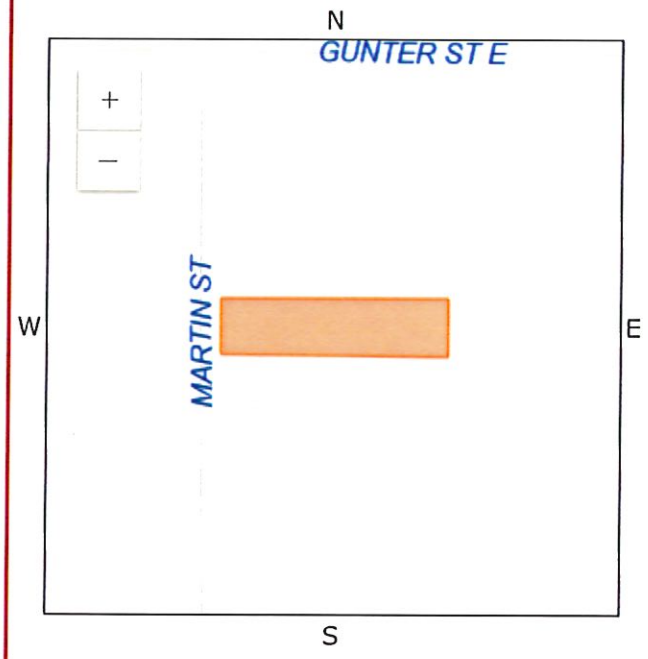
Parcel Information

Municipality / Taxing District	**LAKE HAMILTON/SWFWMD (Code: 90450)**
Neighborhood	**853010.08** Show Recent Sales in this Neighborhood
Subdivision	**MILLER J T SUB PB 4 PG 87**
Property (DOR) Use Code	**Duplexes, Tri's, Quad's Along Hwy 27, East part of the County from Davenport to Frostproof 9 units o (Code: 0853)**
Acreage	**0.23**
Community Redevelopment Area	**NOT IN CRA**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Area Map



Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

Mapping Worksheets (plats) for 272809

Mapping Worksheet HTML | Mapping Worksheet Printable PDF

Faith Based Investments
403 N. Church Ave
Mulberry FL 33860

This instrument was prepared by and return to:
Kite Tax Lien Capital, LLC
2055 US Highway 1
Vero Beach, FL 32960

INSTR # 2018268996
BK 10711 Pg 541 PG(s)1
RECORDED 12/31/2018 01:55:34 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC $0.70
RECORDING FEES $10.00
RECORDED BY tiffstep

QUITCLAIM DEED

This Indenture, made this 4th day of DECEMBER 2018, between 5T Wealth Partners, LP, a California limited partnership, whose address is 595 Coombs Street, Napa, California 94559, Grantor, and Faith Based Investments, LLC a Florida limited liability company, whose address is 403 North Church Ave, Mulberry, FL 33804, Grantee.

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and, assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

Legal Description: **MILLER J T PB 4 PG 87 N 50 FT LOT 4 BLK H**

Tax Parcel Identification Number: 092827-822000-080401

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Cole Coss
Witness Signature

Cole Coss
Witness Print Name

Jana Carrington
Witness Signature

JANA CARRINGTON
Witness Print Name

5T Wealth Partners, LP, a California limited partnership

By: _____

Name: Kelly P Kite JR, as Manager of Kite Tax Lien Capital, LLC a Florida limited liability company as authorized signatory of 5T Wealth Partners, LP, a California limited partnership.

State of Florida

County of Indian River

The foregoing instrument was acknowledged before me this 4th day of DECEMBER 2018, by Kelly P. Kite, JR as Manger of Kite Tax Lien Capital, LLC a Florida limited liability company as authorized signatory of 5T Wealth Partners, LP, a California limited partnership who is personally known to me or has produced a driver's license as identification.

Jana Carrington

(SEAL)

Notary Public State of Florida
Jana Carrington
My Commission GG 253452
Expires 11/13/2022

Printed Name: JANA CARRINGTON

Notary Public

Account 272809-822000-080401

Tax Year 2024 Add to Cart Print Bill Watch

Unpaid Bills All Bills

Year	Owner	Due	Payor	Paid On	Status	Paid	Actions
2024	FAITH BASED INVESTMENTS LLC	$1,254.76	–	–	Unpaid	$0.00	
2023	FAITH BASED INVESTMENTS LLC	$987.79	–	–	Delinquent	$0.00	
2022	FAITH BASED INVESTMENTS LLC	$1,073.29	–	–	Delinquent	$0.00	
2021	FAITH BASED INVESTMENTS LLC	$1,146.38	–	–	Delinquent	$0.00	
	Total Due	$5,771.39					Add all

Joe G. Tedder
Tax Collector

Year	Owner	Due	Payor	Paid On	Status	Paid	Actions
2021	FAITH BASED INVESTMENTS LLC	$1,309.17	-	-	Delinquent	$0.00	

Lookup Cart

Total Due $5,771.39

Add all

Parcel Details

Appraiser Info | Parcel Map

Bill Number
1301260

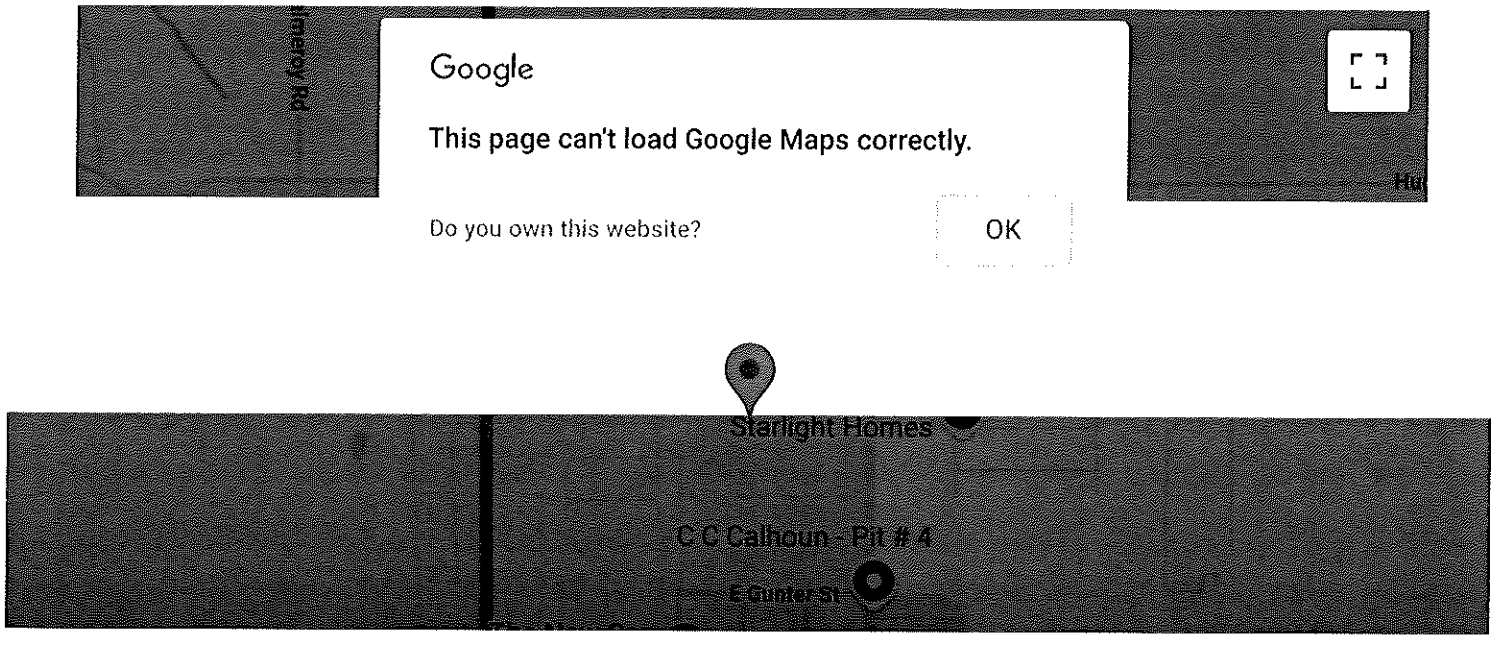
Property Type
Real

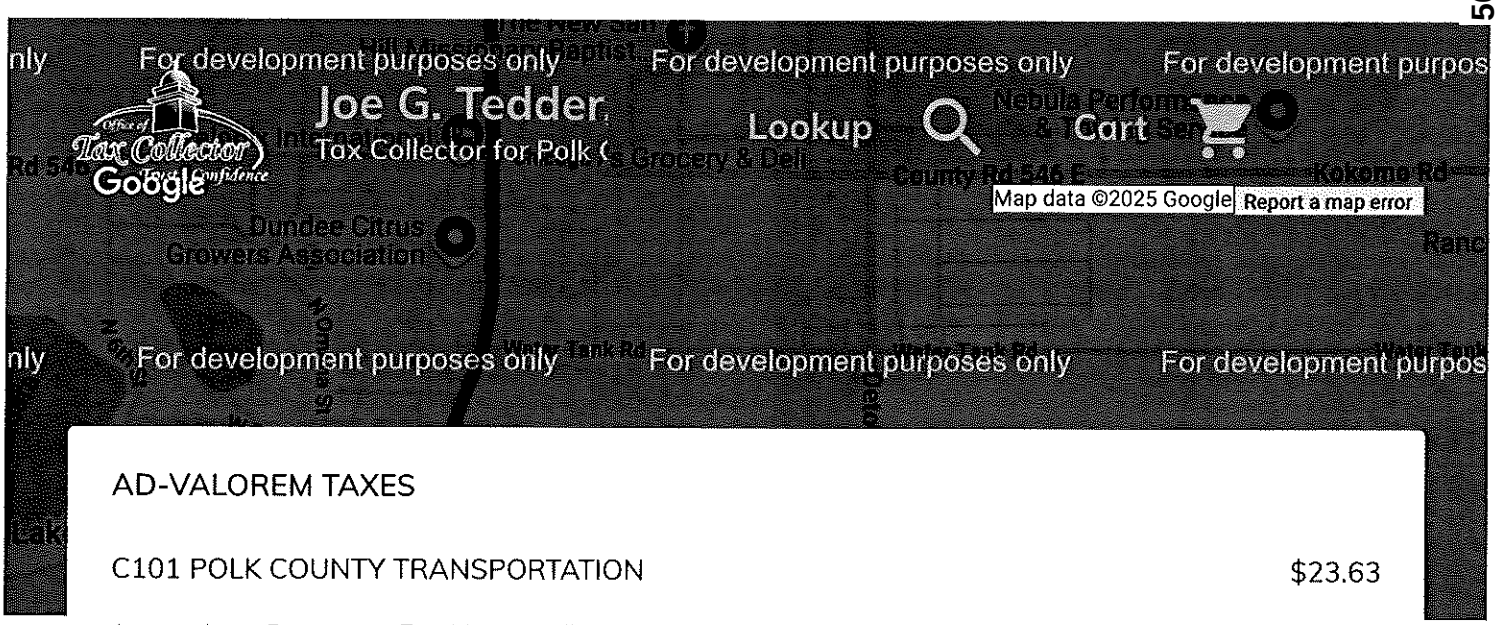
Owner
FAITH BASED INVESTMENTS LLC
403 N CHURCH AVE
MULBERRY, FL

DBA
N/a

Situs
1121 MARTIN ST LAKE HAMILTON, FL 33851

Legal
MILLER J T PB 4 PG 87 N 50 FT LOT 4 BLK H





AD-VALOREM TAXES

C101 POLK COUNTY TRANSPORTATION — $23.63

Assessed	Exempt	Taxable	Millage
19688	0	19688	1.20000

C100 POLK COUNTY GENERAL FUND — $98.15

Assessed	Exempt	Taxable	Millage
19688	0	19688	4.98480

C102 POLK COUNTY EMERGENCY MEDICAL — $4.92

Assessed	Exempt	Taxable	Millage
19688	0	19688	0.25000

C103 POLK COUNTY ENV LANDS MGMT — $0.98

Assessed	Exempt	Taxable	Millage
19688	0	19688	0.05000

C104 POLK COUNTY ENV LANDS ACQUISITION — $2.95

Assessed	Exempt	Taxable	Millage
19688	0	19688	0.15000

SCHOOL GENERAL FUND — $416.53

Assessed	Exempt	Taxable	Millage
109728	0	109728	3.79600

SCHOOL LOCAL CAPITAL IMPROVEMENT — $164.59

Assessed	Exempt	Taxable	Millage
109728	0	109728	1.50000

TOWN OF LAKE HAMILTON $165.92

Assessed	Exempt	Taxable	Millage
19688	0	19688	8.42760

Tax Collector
Joe G. Tedder
Tax Collector for Polk C
Lookup
Cart

SOUTHWEST FLA WATER MGMT DIST $3.76

Assessed	Exempt	Taxable	Millage
19688	0	19688	0.19090

Ad-Valorem Total $881.43

NON AD-VALOREM ASSESSMENTS	Amount
FI000 - POLK COUNTY FIRE SERVICES	$386.00

Non Ad-Valorem Total $386.00

Total Certified Combined $1,267.43

Bill Projections

If Paid By	Amount
Feb 28, 2025	1254.76
Mar 31, 2025	1267.43

No warranties, expressed or implied, are provided for the search data provided herein, its use, or its interpretation.
Utilization of the search facility indicates understanding and acceptance of this statement by the user.
When conducting a property tax search this site should not be relied upon for a title search.
The Tax Collector's Office uses eGov for account searches and to conduct online payments.

Copyright © 2025 Polk County Tax Collector



Joe G. Tedder

Tax Collector for Polk (

Lookup 

Cart 



NEIL COMBEE
Polk County Property Appraiser

Website Search

Tax Estimator | Portability Calculator | Property Record Card | Proposed Tax Notice
Tax Bill | I&E Forms

Parcel Details: 27-28-09-822000-080401

Owners *Recently purchased this property? Click here.*

FAITH BASED INVESTMENTS LLC 100%

Mailing Address *(Address Change form)*

Address Line 1 **403 N CHURCH AVE**
Address Line 2
Address Line 3 **MULBERRY FL 33860-2419**

Physical Street Address *Looking for site address? Click here.*

Address Line 1 **1121 MARTIN ST**
Address Line 2

Postal City and Zip

City/St/Zip **LAKE HAMILTON FL 33851**

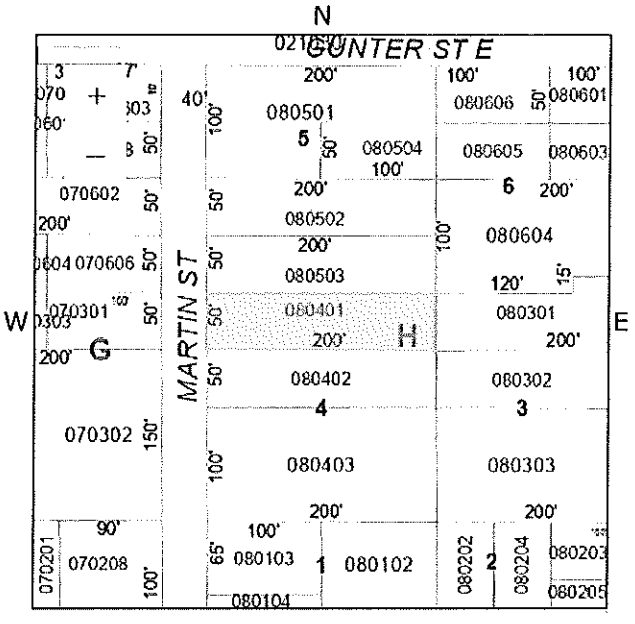
Parcel Information

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Neighborhood **853010.08** Show Recent Sales in this Neighborhood
Subdivision **MILLER J T SUB PB 4 PG 87**
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Acreage **0.23**
Community Redevelopment Area **NOT IN CRA**

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Area Map



Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Jeffrey Ball, Brittney Sandoval

THROUGH: Community Development

FROM: Lisa Harris, Code Enforcement Officer

AGENDA ITEM: Code Case 20190002 -- 50 Omaha St. S, Lake Hamilton FL 33851 Parcel ID #272816-823000-023210 Violation: IPMC Sec 110 - Demolition -- Has been in compliance Case status: In compliance with fine/lien that was never satisfied. This case was continued form the May 27, 2025, Special Magistrate to the June 24, 2025, Special Magistrate

DATE: June 24, 2025

SUMMARY & RECOMMENDATION: Requesting this case be continued to the July 29, 2025, Special Magistrate for pending purchase agreement.

CONSENT AGENDA ☐ **OLD BUSINESS** ☒ **NEW BUSINESS** ☐

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: There is no financial impact at this time

RECOMMENDATION:

ATTACHMENT(S):
20190002 Entire File.pdf

Town of Lake Hamilton

100 Smith Ave • P.O.Box 126 Lake Hamilton, FL 33851
Phone (863) 439-1910 • Fax (863) 439-1421

Application for Reduction of Code Compliance Fine(s) and Release of Lien(s)

All information fields must be completed before this application can be processed. Requests are not reviewed by The Town or presented before Special Magistrate until this application has been completed.

CONTACT INFORMATION

APPLICANT'S NAME: KENNETH HARRIS
PHONE: 561-301-0875 FAX: N/A E-MAIL: KENNYNOVS@AOL.COM
MAILING ADDRESS: 1701 S. OLIVE AVE
CITY: WEST PALM BEACH STATE: FL ZIP CODE: 33401
ADDRESS TO MAIL RELEASE OF LIEN TO: 1701 S. OLIVE AVE
CITY: WEST PALM BEACH STATE: FL ZIP CODE: 33401
AUTHORIZED REPRESENTATIVE'S NAME: KENNETH HARRIS
WRITTEN AND NOTARIZED AUTHORIZATION OWNER: YES ☐ NO ☒

CASE INFORMATION

CASE NUMBER(S): 20190002
LIEN ADDRESS (PROPERTY SUBJECT TO THE LIEN(S): 500MHA / 220 MAIN ST
NAME OF CURRENT OWNER OF LIEN ADDRESS: HARRIS, KENNETH R TRUST
CURRENT OWNER'S RELATIONSHIP OR AFFILIATION WITH ENTITY/PERSON NAMED IN LIEN (S): NONE
OTHER PROPERTY LOCATED IN LAKE HAMILTON WHICH BELONGS TO CURRENT OWNER: NONE
VIOLATION(S) AT LIEN ADDRESS WHEN LIEN(S) WERE PLACED: I DO NOT KNOW
WHO LIVED AT LIEN ADDRESS WHEN LIEN(S) WAS/WERE ASSESSED? I DO NOT KNOW
REASONS VIOLATION(S) NOT CORRECTED BEFORE LIEN(S) PLACED: DO NOT KNOW, I DID NOT OWN AT THAT TIME
IS MONEY HELD IN ESCROW PENDING THE LIEN RELEASE HEARING AND IF YES, WHO WILL RECEIVE ESCROW MONEY IF THE LIEN(S) IS/ARE REDUCED? YES ☐ NO ☒
WHAT IS THE REASON YOU ARE REQUESTING A REDUCTION OR RELEASE OF THE LIEN? I DID NOT INCUR THE FINES/LIENS, WAS NOT THE OWNER AT THAT TIME. THE FINE/LIENS SUBSTANTIALLY EXCEED THE MARKET VALUE OF THE PROPERTY.

Application for Reduction of Code Compliance Fine(s) and Release of Lien(s)

Has the applicant previously applied for lien release/reduction for this property? ☐ Yes ☒ No
If yes, when? _____ (month & year)

Applicants are required to complete the Fine list below and to provide copies of any lien they want considered in this Lien Release/Fine Reduction Application. To obtain information on fines/liens contact Lake Hamilton Town Hall at (863) 439-1910 or visit the Town Hall at 100 Smith Ave, Lake Hamilton, FL 33851.

Note: The Town of Lake Hamilton does not conduct Title or Lien searches without a completed form and payment of any fees associated, but will try to identify any additional liens that may pertain to this request based on the information provided by the applicant on Page 1 of this application. The Town of Lake Hamilton is not responsible for any outstanding liens that may be omitted from this request.

Applicant is requesting the below lien(s) be:
(Check all that apply)

- o Released Completely
- ☒ Reduced
- o Released from the Property located at _____ only.
  Lien(s) to remain in the name of the owner at time of lien.
- o Other _____.

Applicant's Request	
Amount of Fine	**Date/Month Certified**
$ 99,790.00	2/11/2020 BK 11136, PAGE 2088
$	
$	
$	

Application for Reduction of Code Compliance Fine(s) and Release of Lien(s)

Under penalty of perjury Florida Statute 837.02 (1), the undersigned swears or affirms that the information provided on this three (3) page Application for Reduction of Code Compliance Lien(s) is true and correct.

Applicant's Signature

5/15/25
Date

State of Florida
Town of Lake Hamilton

The foregoing was sworn to and subscribed before me this 15th day of May, 2025, by Kenneth Harris. He or she is personally known to me, or provided FL DL as identification and did appear before me at the time of notarization.

(Affix Notary Stamp)

ADRIANA ZAPATA
Notary Public, State of Florida
Commission# HH 596794
My comm. expires Sept. 24, 2028

Notary Public:

Signature:
Printed Name: Adriana Zapata
My Commission Expires: 09-24-2028

For Town of Lake Hamilton Use only

Application Accepted on: _____

Total Amount of Lien(s): $_____

Total Reduction Approved by the Town: $_____

Other: _____

Lisa Harris

From: Brittney Sandoval
Sent: Thursday, May 8, 2025 1:16 PM
To: Lisa Harris
Subject: RE: 20190002 -- 50 Omaha St S now 220 Main (272816-823000-023210)

I did not find any payment for this case.

Brittney Sandoval
Town Administrator
Town of Lake Hamilton
P.O. Box 126
Lake Hamilton, FL 33851-0126
(863) 439-1910 Office
(863) 439-1421 Fax
Brittney@townoflakehamilton.com
www.townoflakehamilton.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Lisa Harris <harrisl@townoflakehamilton.com>
Sent: Thursday, May 8, 2025 1:00 PM
To: Brittney Sandoval <brittney@townoflakehamilton.com>
Subject: 20190002 -- 50 Omaha St S now 220 Main (272816-823000-023210)

Good afternoon,
As per our conversation earlier regarding 50 Omaha St, I pulled the case information again and found the following:

Lisa Harris

From: Matthew Jones
Sent: Thursday, May 8, 2025 8:28 AM
To: Lisa Harris
Subject: Re: Warehouses on Roberts Rd

863 206 7225 here is her phone number. I double checked for email but still no luck. I guess she has never been in any email exchanges

Get Outlook for iOS

From: Lisa Harris <harrisl@townoflakehamilton.com>
Sent: Thursday, May 8, 2025 8:26:37 AM
To: Matthew Jones <mjones@townoflakehamilton.com>
Subject: RE: Warehouses on Roberts Rd

What about phone number?

Thanks
Lisa

From: Matthew Jones <mjones@townoflakehamilton.com>
Sent: Thursday, May 8, 2025 8:26 AM
To: Lisa Harris <harrisl@townoflakehamilton.com>
Subject: Re: Warehouses on Roberts Rd

I do not have her email address

Get Outlook for iOS

From: Lisa Harris <harrisl@townoflakehamilton.com>
Sent: Thursday, May 8, 2025 8:24:04 AM
To: Matthew Jones <mjones@townoflakehamilton.com>
Subject: Warehouses on Roberts Rd

Good morning:
I thought I had Michelle's email address. Do you have it?

Thanks

Lisa Harris, CEP, ICC
Code Enforcement Unit
Town of Lake Hamilton
100 Smith Ave, P O Box 126
Lake Hamilton FL 33851

LIEN CALCULATOR

CASE # __ 20190002

FIRST OFFENSE ORDER COMPLIANCE DATE:	01/14/20
NEXT SM HEARING DATE:	02/16/21
DAYS IN VIOLATION:	399
RECORDING FEES:	$40.00
COST OF I ENFORCEMENT:	
DAILY FINE:	$250.00

LIEN AMOUNT $99,750.00 TOTAL: $99,790.00

Skip to main content
Home Page » Return To Search Results

Change Browser Language

Parcel Details: 27-28-16-823000-023210

TAX EST | PRT CALC | PRC | HTML PRC | TRIM | HTML TRIM | TAX BILL

Owners *Recently purchased this property? Click here.*

HARRIS KENNETH R 100%

Mailing Address *(Address Change form)*

Address Line 1	**1701 S OLIVE AVE**
Address Line 2	
Address Line 3	**WEST PALM BEACH FL 33401-7372**

Physical Street Address *Looking for site address? Click here.*

Address Line 1	**220 MAIN ST**
Address Line 2	

Postal City and Zip

City/St/Zip	**LAKE HAMILTON FL 33851**

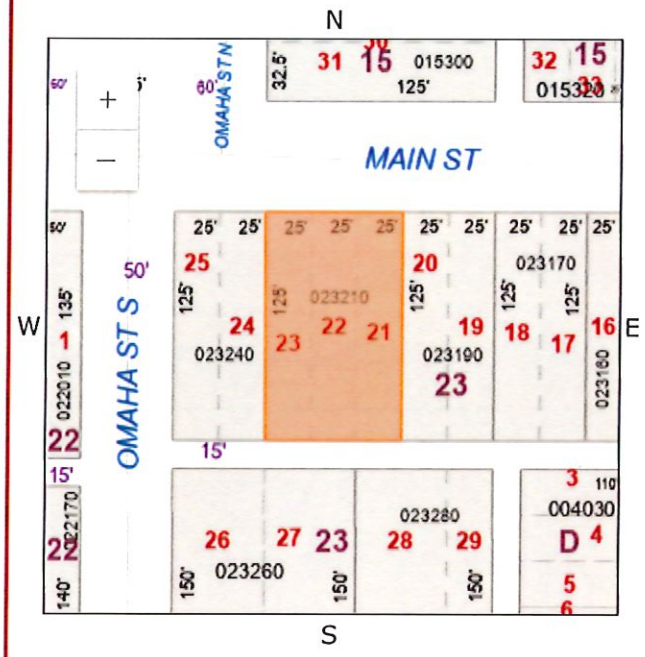
Parcel Information

Municipality / Taxing District	**LAKE HAMILTON/SWFWMD (Code: 90450)**
Neighborhood	**6666.25** Show Recent Sales in this Neighborhood
Subdivision	**LAKE HAMILTON PB 3A PG 34**
Property (DOR) Use Code	**Vacant Commercial (Code: 1000)**
Acreage	**0.22**
Community Redevelopment Area	**NOT IN CRA**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Area Map



Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

Mapping Worksheets (plats) for 272816

Mapping Worksheet HTML (opens in new tab) | Mapping Worksheet Printable PDF

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the online records of the Clerk of the Circuit Court. In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
11270/01318	06/2020	T	I	HARRIS KENNETH R	$9,100
11085/01615	12/2019	Q	I	GAMEZ LETICIA ANDRADE	$100
11046/02039	11/2019	Q	I	ARTEAGA HORLANDO	$100
10050/01795	08/2016	Q	I	BH 72 LLC	$100
09704/00526	11/2015	Q	I	VERO ATLANTIC 1 LLC	$100
09626/00463	09/2015	T	I	AG FOUR LLC	$9,900
08230/00806	09/2010	Q	I	ELDORADO HOMES INC	$100
07942/02081	06/2009	Q	I	COLLIARD LYNETTE	$100
6514/0303	11/2005	W	V	SEWNARINE CHITRAM	$85,000
4191/1698	02/1999	Q	I		$10
2994/1687	07/1991	W	I		$35,000
2897/0903	03/1990	W	I		$100

Exemptions

Important Notice: In 2022, the Florida Legislature increased property tax exemptions for residents who are widows, widowers, blind, or totally and permanently disabled from $500 to $5,000. The increased exemption amount will become effective as of January 1, 2023, for the 2023 tax year. This change does not affect your tax bill for 2022.

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first $25,000 homestead exemption may be allocated to one or more owners. The HB –second $25,000 amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year	Name	Note	Value

If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2024 tax year, the allowable total household adjusted gross income received during 2023 could not exceed $36,614. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property. If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the appropriate permit issuing agency to obtain information. This property is located in the **LAKE HAMILTON/SWFWMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units

69

CE 20190002
27-28-16-823000-023000
50 OMAHA ST S
BH 72 LLC

FINE/LIEN RECORDED

AUG 13, 2019 SM – 30 DAYS OR 250/DAY (SEPT. 13, 2019)

JAN 14, 2020 IMP – ~~$30,621.87~~ $30,621.87 + 250/DAY UNTIL COMPLIANT

NEW OWNER EFF. JUNE 2020 KEN HARRIS 561-30

* Received $5,749.60 from Tax Deed Sale.

From: hrchristman@icloud.com
Sent: Friday, March 24, 2023 12:51 PM
To: Lisa Harris
Cc: Michael Teague
Subject: RE: CE20190002 (50 Omaha St)

Hi Lisa, sorry it took me a few days to get back to you. It's spring break this week for a few of my kids and we were out of town for a few days.

Is the property still out of compliance? If so, this may be a good opportunity to contact the new owner and encourage them to bring the property into compliance, at which time the Town could agree to recommend the SM grant a fine reduction that would either eliminate, or greatly reduce, the amount of any outstanding fines. Alternatively, we could still ask the SM to eliminate any outstanding fines, close out the old case, and then open up a new case in the name of the current owner. There are various legal issues that could arise should the Town move forward under the old case and hold the new owner responsible, and though there is a chance the Town would prevail in a potential challenge by the new owner, it probably wouldn't be the best use of resources to pursue that route.

Let me know your thoughts on this approach. Ultimately, it's a policy decision whether the Town wishes to pursue the accrued fines, and I've cc'd the Town Administrator on this response so he can chime in if he feels the need. I just wanted to help give realistic option(s) while being mindful of potential complications and budgetary considerations.

Let me know if you want to chat about this some more. You're welcome to call anytime.

Thanks!

Heather
(863)224-8900

From: Lisa Harris <harrisl@townoflakehamilton.com>
Sent: Saturday, March 18, 2023 7:04 AM
To: Heather Christman <hrchristman@icloud.com>
Subject: CE20190002 (50 Omaha St)

Good morning:
I haven't had the opportunity to update a case that has a fine / lien and then receive monies from a tax deed sale. When Tom Mulvaney was the code officer the Town received $5,749.60 from the tax deed sale. The Order Imposing Fine/Administrative Lien was recorded February 11, 2020. (See BK 11136 Pg 2088). The $250.00 a day fine has continued to run with the fine in the amount of $30,621.87. Not only that the ownership has changed (3) times since BH 72 LLC owned it.

Can you explain how this works and what I need to do to bring this case up to date.

Thank you

Lisa Harris
Code Enforcement Unit
Town of Lake Hamilton
P.O. Box 126
Lake Hamilton FL 33851-0126
863-439-1910 Ext. 107 or Option 5
Cell: 863-207-1933

Stacy M. Butterfield, CPA
Clerk of the Circuit Court & Comptroller
Polk County, Florida

Drawer CC-8
Post Office Box 9000
Bartow, FL 33831-9000

(863) 534-4516 Phone
(863) 534-4008 Fax

www.polkcountyclerk.net

72

OFFICIAL RECORDS

September 16, 2020

TOWN OF LAKE HAMILTON
P O BOX 126
LAKE HAMILTON, FL 33851

RE: Tax Deed App 00054-2020
Sale Date: 01/16/2020
Cert #14901-2017
Re: Surplus Disbursement

Apparent Title holder: LETICIA ANDRADE GAMEZ

Enclosed is payment of the "available" surplus funds resulting from the Tax Deed sale dated JANUARY 16, 2020.

Check payable to: TOWN OF LAKE HAMILTON

It has been a pleasure to be of service to you, and if you need any further assistance, please contact me at (863)534-4528 or 534-4529.

Sincerely,

STACY M BUTTERFIELD CLERK CIRCUIT COURT

By: Teresa Tierney, Deputy Clerk
Official Records/Tax Deeds

/tlt

encl

RECEIVED
SEP 29 2020

CHECK DATE 09/24/2020 **VENDOR NO.** 036720 TOWN OF LAKE HAMILTON

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
TDSD 06/18/2020	07/28/2020	DISBURSE SURPLUS APPL #00054-2020 SD 06/18/20	5,749.60
		TOTAL	5,749.60

VOID

Stacy M. Butterfield
Clerk of Circuit Court
Polk County
Bartow, Florida 33831-0988

Citizen's Bank and Trust
Bartow, Florida
Operating Account

Check No. 162353
63-597
631

DATE
24-SEP-20

AMOUNT
$5,749.60

PAY ***Five Thousand Seven Hundred Forty-Nine Dollars And Sixty Cents***

COPY

This check must be presented for payment within 120 days.

STACY M. BUTTERFIELD, CLERK

TO THE ORDER OF
TOWN OF LAKE HAMILTON
PO BOX 126
LAKE HAMILTON, FL 33851
US

⑈162353⑈ ⑆063103407⑆ 2500024101⑈

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Claims must be filed within 120 days of the date the surplus notice was mailed or they are barred.

Complete and return to: Polk County Clerk of the Circuit Court
Tax Deeds Dept.
255 North Broadway
Bartow, FL 33830

RECEIVED JUL 27 2020

RECEIVED JUL 27 2020

Tax Deed #: 00054-2020 Certificate #: 14901-2017 Sale Date of 6-18-20

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name***: Town of Lake Hamilton
Contact Name, if applicable: Brittney Sandovalsoto
Address: PO Box 126 Lake Hamilton FL 33851
Telephone Number: 863 439 1910
Email Address: brittney@townoflakehamilton.com
I am a (check one): ☒ Lienholder; ☐ Titleholder

Select ONE:

✓ I claim surplus proceeds resulting from the above tax deed sale.

_____ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

(a) Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo or Homeowner Association Lien; ☒ Other
Describe in Detail: Code Enforcement fine/liens

If your lien is recorded in Polk County's Official Records, list the following, if known:

Recording Date: 2-11-2020 Instrument #: 2020031836 Book/Page #: 11136 / 2088

(b) Original Lien Amount: $30,621.87 Amount due: $36,371.87 Principal Remaining Due: $ N/A

Interest Due: $ N/A Fees & Costs* $121.87 Attorney fees claimed: $ N/A

*Including late fees. Describe costs in detail, including additional sheet if needed: recording, inspection, mailing

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

(a) Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other: _____

If your former title is recorded in Polk County's Official Records, list the following, if known:

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

Amount of surplus tax deed sale proceeds claimed: $ _____

Does the titleholder claim the subject property was homestead property? ☐ Yes ☐ No

3. I request that payment of any surplus funds due me be made payable to: Town of Lake Hamilton and such payment be mailed to either the address above or to: PO Box 126 Lake Hamilton FL 33851

4. **I hereby swear or affirm that all of the above information is true and correct.**

Signature of Claimant: Brittney Sandovalsoto Print Name & Title: Brittney Sandovalsoto Town Clerk

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was sworn to or affirmed and signed before me this 22nd day of July, 2020, by Brittney Sandovalsoto, who is personally known to me or has produced _____, as identification and who did take an oath.

Notary Public

My Commission Expires:

SARA K IRVINE
Commission # GG 084001
Expires July 16, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

*** INCLUDE A PHOTOCOPY OF THE CONTACT PERSON'S IDENTIFICATION (FRONT AND BACK)***

Revised July 2018 per HB 1383

RECEIVED
SEP 29 2020

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that: 5T WEALTH PARTNERS LP, the holder of the following certificate, has filed said certificate for a tax deed to be issued thereon. The certificate number, the description of the property, and the names in which it was assessed are as follows:

Certificate No: 14901 **Year of Issuance:** Jun 01, 2017 **Tax Deed Number: 00054-2020**

Description of Property:
LAKE HAMILTON PB 3A PG 34 BLK 23 LOTS 21 22 & 23 2018 TAXES PAID SUBJECT TO 2019 TAXES

Parcel ID: 16-28-27-823000-023210

Property Addresss: 50 OMAHA ST S LAKE HAMILTON FL 33851

Name in which assessed:
BH 72 LLC

All of said property being in the county of Polk, State of Florida.
Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificates will be sold to the highest bidder online at www.polk.realtaxdeed.com **on: 16th day of January, 2020 at 9:30 a.m. or any subsequently scheduled sale date.**

Dated this mail date: 5th day of December, 2019

Signature Stacy M. Butterfield
Stacy M. Butterfield, CPA
Clerk of Circuit Court of Polk County, Florida

Date of publication: Dec 5 2019, Dec 12 2019, Dec 19 2019, Dec 26 2019

WARNING

THERE ARE UNPAID TAXES ON THE PROPERTY WHICH YOU OWN, IN WHICH YOU HAVE A LEGAL INTEREST, OR IS CONTIGUOUS TO YOUR PROPERTY. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **JAN 16 2020** UNLESS BACK TAXES ARE PAID. **Make all payments to the Tax Collector of Polk County. Payment must be in the form of cashier's check or money order and made payable to: Tax Collector, Polk County. To receive further information regarding the scheduled auction, contact the Polk County Clerk of Court, Tax Deed Department, at P.O. Box 9000, Drawer CC-8, Bartow, FL 33831-9000 or by phone at (863) 534-4528.**

SERVE NO LATER THAN
In the event the person cannot be served at the address given for them, please post the notice in a conspicuous place at the person's last known address. F.S. 197.522(2).

Owner -

POST NO LATER THAN **at**

RECEIVED
DEC 19 2019

Town of Lake Hamilton
Lake Hamilton, FL 33851
100 Smith Avenue

Invoice

Date	Invoice #
10/9/2020	CE20190002

Bill To

police misc-c

Ship To

Terms	Due Date	Account #
	10/9/2020	

Description	Qty	Rate	Amount
Charges for Services: Public Safety: Code Enforcement Fees		5,749.60	5,749.60
Public Utility Tax		10.00%	0.00

Total	$5,749.60
Payments/Credits	$0.00
Balance Due	$5,749.60

Web Site
www.townoflakehamilton.com

Town of Lake Hamilton **CODE ENFORCEMENT**

♦ 100 Smith Ave ♦ PO Box 126 ♦ Lake Hamilton, Florida 33851 ♦ (863) 439-1910 ♦ Fax (863) 439-1421

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared Tom Mulvaney, Code Inspector for the Town of Lake Hamilton, Florida, who after being duly sworn, deposes and states:

1. That on **08/13/2019** the Special Magistrate for the Town of Lake Hamilton held a Public Hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action on or before 09/13/2019.
3. That a re-inspection was performed on 02/04/2021.
4. That the re-inspection revealed that the corrective action ordered by the Special Magistrate had been taken and the violation had been corrected.
5. Compliance completed 02/04/2021.

AFFIRMATION UNDER OATH

Under penalties of perjury, I hereby swear and affirm that I have read this Affidavit and that the facts stated herein are true and correct.

2021-02-16 _____

Date

_____

~~Lisa Harris~~, Code Inspector for Lake Hamilton
TOM MULVANEY

STATE OF FLORIDA
COUNTY OF POLK
BEFORE ME the undersigned authority personally appeared Tom Mulvaney, who is personally known to me and after being first duly sworn, deposes and says that affiant is the Code Inspector for the Town of Lake Hamilton, and that the above Affidavit is true and correct to the best of affiant's knowledge and belief.

SWORN TO AND SUBSCRIBED before me, on 2/16/2021.

_____

Notary Public, State of Florida
State of Florida
County of Polk

MICHAEL TEAGUE
Commission # GG 114348
Expires June 13, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

(AFFIX NOTARY STAMP)

I, the undersigned duly appointed Town ~~Clerk~~ Administrator of the Town of Lake Hamilton, Florida, HEREBY CERTIFY that the foregoing is a true and correct copy of Affidavit of Compliance for Town of Lake Hamilton, Petitioner, v. BH 72 LLC , Respondents, Case CE 20190002, as shown in the records of the Town of Lake Hamilton on file in the office of the Town ~~Clerk~~.

Witness my hand and the seal of the Town of Lake Hamilton, Florida, this 16th day of February 2021.

_____

Town of Lake Hamilton

CODE ENFORCEMENT

100 Smith Ave♦ PO Box 126 ♦Lake Hamilton, Florida 33851
(863) 439-1910 ♦ Fax (863) 439-1421

INSTR # 2020031836
BK 11136 Pg 2088 PG(s)1
02/11/2020 01:52:07 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 10.00

Town of Lake Hamilton,
Petitioner,
vs.
BH 72 LLC

Respondent(s)

Violation Case #:	CE020190002
Prop. App. Parcel ID#:	27-28-16-823000-023210
Property Address:	50 Omaha Street

ORDER IMPOSING FINE/ADMINISTRATIVE LIEN

THIS CAUSE came on to be heard before the Lake Hamilton Special Magistrate at hearing commencing at 10 A.M. on 08/13/2019 after due notice to the parties at which time the Special Magistrate heard testimony under oath, received evidence, and being otherwise fully advised in the premises ORDERED as follows:

1. Respondent was required to take certain corrective action by a time certain, as more specifically set forth in the Findings of Fact, Conclusions of Law and Order.
2. An Affidavit of Non-Compliance has been filed at the hearing by the Code Inspector, which Affidavit certifies under oath that as of 01/07/2020, the required corrective action has not been taken as ordered.
3. Respondent has not complied with the Findings of Fact, Conclusions of Law and Order.
4. It is hereby Ordered that Respondent pay to the Petitioner Town of Lake Hamilton, Florida, a fine in the amount of **$30621.87** which includes administrative costs of **$81.87** and a $40 recording fee and for the fine proven hereinabove and which shall continue in the amount of **$250** per day for each and every day that violation exists on the above-described property. A certified copy of this Order may be recorded and once recorded shall constitute a lien against the above-described property and all other real and personal property owned by the Respondent pursuant to Florida Statutes, Chapter 162.

DONE AND ORDERED in the Town of Lake Hamilton, Florida this 14th day of Jan 2020.

BY _____
Drew Crawford, Special Magistrate

STATE OF FLORIDA
COUNTY OF POLK

I, Brittney Sandovalsoto, **the undersigned duly appointed Town Clerk of the town of Lake Hamilton, Florida, HEREBY CERTIFY** that the foregoing is a true and correct copy of Order Imposing Fine/Administrative Lien for the Town of Lake Hamilton, Petitioner, versus BH 72 LLC Violation #CE 20190002, as shown in the record of the Town on file in the office of the Town Clerk.

Witness my hand & the seal of the Town of Lake Hamilton Florida this 14th day of January 2020

Brittney Sandovalsoto

BRITTNEY SANDOVALSOTO, TOWN CLERK

Town of Lake Hamilton

CODE ENFORCEMENT

100 Smith Ave♦ PO Box 126 ♦Lake Hamilton, Florida 33851
(863) 439-1910 ♦ Fax (863) 439-1421

Town of Lake Hamilton,
Petitioner,
vs.
BH 72 LLC

Respondent(s)

Violation Case #:	CE020190002
Prop. App. Parcel ID#:	27-28-16-823000-023210
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DONE AND ORDERED in the Town of Lake Hamilton, Florida this 14th day of Jan 2020.

BY _____
Drew Crawford, Special Magistrate

STATE OF FLORIDA
COUNTY OF POLK

I, Brittney Sandovalsoto, **the undersigned duly appointed Town Clerk of the town of Lake Hamilton, Florida, HEREBY CERTIFY** that the foregoing is a true and correct copy of Order Imposing Fine/Administrative Lien for the Town of Lake Hamilton, Petitioner, versus BH 72 LLC Violation #CE 20190002, as shown in the record of the Town on file in the office of the Town Clerk.

Witness my hand & the seal of the Town of Lake Hamilton Florida this 14th day of January, 2020

Brittney Sandovalsoto
BRITTNEY SANDOVALSOTO, TOWN CLERK

LIEN CALCULATOR

CASE # __ CE15-9934

FIRST OFFENSE ORDER COMPLIANCE DATE:	09/14/19
NEXT SM HEARING DATE:	01/14/20
DAYS IN VIOLATION:	122
RECORDING FEES:	40
COST OF PROSECUTION:	81.87
DAILY FINE:	250

LIEN AMOUNT	30500	TOTAL:	30621.87

Town of Lake Hamilton
Code Enforcement

100 Smith Ave • P.O. Box 126 Lake Hamilton, FL 33851
Phone (863) 439-1910 • Fax (863) 439-1421

NOTICE OF PUBLIC HEARING FOR IMPOSITION OF FINES

TOWN OF LAKE HAMILTON
Petitioner, vs.

BH 72 LLC

Respondent(s)

Violation Case #:	**CE20190002**
Prop. App. Parcel ID #:	**272816823000023210**
Property Address:	50 Omaha Street

Date: 1/3/2020

Dear Respondent(s),

Attached is a copy of an AFFIDAVIT OF NON-COMPLIANCE in the above referenced case for the following violation of IPMC SEC. 110.1 for Demolition, at the address of 50 Omaha Street, Lake Hamilton, FL 33851, submitted to this office by the Code Enforcement Division for the Town of Lake Hamilton. At the previous Special Magistrate Hearing on 8/13/2019 the Special Magistrate gave you until 9/13/2019 to bring your property into compliance. Since you have not complied with the Special Magistrate's Order in a timely manner, a penalty has accrued and is still accruing at the rate of **$250 per day**.

This is to advise you that the Special Magistrate shall hold a hearing on **January 14, 2020 at 10:00 a.m. at the Lake Hamilton Woman's Club located at 85 N Omaha Street, Lake Hamilton, FL 33851**, at the request of the Lake Hamilton Code Enforcement Division, to impose a lien in the amount of $30581.87 plus recording fees of $40 for **a total of $30,621.87** and a $250 a day fine against your property, which may be foreclosed on or after ninety (90) days. A foreclosure leads to the sale of the property to which a lien is attached in order to satisfy that debt.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact your Code Investigator, Tom Mulvaney, at 863-207-1933. When the property is in compliance, please contact this office at 863-439-1910 regarding payment of the accrued penalty.

Sincerely,

Brittney Sandovalsoto
Town Clerk


82
04-Dec-2019 10:33:08 AM 28.043888 N:81.62291 W


83
04-Dec-2019 10:32:21 AM 28.043955 N:81.62305 V

TOWN OF LAKE HAMILTON
SPECIAL MAGISTRATE

January 3, 2020

Town of Lake Hamilton, Violation No: 20190002
Petitioner,
vs.
BH 72 LLC
Respondent(s),
_____/

STATE OF FLORIDA)
SS:
COUNTY OF POLK)

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared Tom Mulvaney, Code Inspector for the Town of Lake Hamilton, Florida, who after being duly sworn, deposes and states:

1. That on **08/13/2019** the Lake Hamilton special magistrate held a Public Hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action on or before **9/13/2019.**
3. That a re-inspection was performed on **12/04/2019.**
4. That the re-inspection reveled that the corrective action ordered by the special magistrate has not been taken and the violation has not been corrected.

FURTHER AFFIANT SAYETH NOT.

AFFIRMATION UNDER OATH

Under penalties of perjury, I hereby swear and affirm that I have read this Affidavit and that the facts stated herein are true and correct.

_____ 2019-01-03

Tom Mulvaney Date
as the Code Inspector for Town of Lake Hamilton

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared Tom Mulvaney, who is personally known to me and after being first duly sworn, deposes and says that affiant is the Code Inspector for the Town of Lake Hamilton, and that the above Affidavit is true and correct to the best of affiant's knowledge and belief.

SWORN TO AND SUBSCRIBED before me, on January 3, 2020.

(AFFIX NOTARY STAMP)

BRITTNEY NICOLE SANDOVALSOTO
Commission # GG 253884
Expires August 29, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Brittney Sandovalsoto
Notary Public, State of Florida

Brittney Sandovalsoto
Printed/Typed Name

Town of Lake Hamilton CODE ENFORCEMENT
♦ 100 Smith Ave♦ PO Box 126 ♦ Lake Hamilton, Florida 33851 ♦ (863)-439-1910 ♦ Fax (863) 439-1421

Town of Lake Hamilton
Petitioner,
vs.

BH 72 LLC
Respondent(s)

Violation Case #:	20190002
Prop. App.Parcel ID#:	27-28-16-823000-023210
Property Address:	50 OMAHA ST S

COST OF PROSECUTION INVOICE ATTACHMENT

Dear Respondent,

Attached is a copy of the Cost prosecution invoice in the above referenced case for Violation(s) IMPC SEC 110.1 at the above address, submitted to this office by the Code Enforcement Division for the Town of Lake Hamilton. The amount quoted is for the expenses incurred for the Magistrate hearing on 8/13/19

This is to advise you that the fee amount stated is to be paid to the town of Lake Hamilton by 9/22/19. If not paid by this date, a lien may be imposed on the property named above.

If you have any questions regarding this invoice, please contact the Code Enforcement office at 863-439-1910.

Sincerely,

Brittney Sandovals

Brittney Sandoval Soto
Code Enforcement Secretary

Enclosure: As Stated
XC: Code Enforcement-Lisa Harris

Town of Lake Hamilton
Lake Hamilton, FL 33851
100 Smith Avenue

Invoice

Date	Invoice #
8/23/2019	CE 19085

Bill To

BH 72 LLC-C

Ship To

Terms	Due Date	Account #
Net 30	9/22/2019	

Description	Qty	Rate	Amount
Charges for Services: Public Safety: Code Enforcement COST OF PROSECUTION FOR CASE CE 20190002		81.87	81.87
City Sales Tax		10.00%	0.00

Total	$81.87
Payments/Credits	$0.00
Balance Due	$81.87

Web Site
www.townoflakehamilton.com

IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA

VIOLATION NO: 20190002

IN RE: 50 OMAHA ST S

27-28-16-823000-023210

LAKE HAMILTON PB 3A PG 34 BLK 23 LOTS 21 22 & 23

TOWN OF LAKE HAMILTON, a Florida municipal corporation,
Petitioner

v.

BH 72 LLC
2500 E HALLANDALE BEACH BLVD, HALLANDALE BEACH FL 33009-4834

Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER
Special Magistrate

THIS CAUSE came on for public hearing before the Special magistrate after due notice to Respondent(s), having heard testimony under oath, received evidence and heard argument thereupon, issues this "Findings of Fact, Conclusions of Law and Order" pursuant to §§162.07(4) and 162.08(5), Florida Statutes:

FINDINGS OF FACT

1. On or about 3/7/2019 there existed at on the above described property, the following conditions in violation of the Code of Ordinances of the Town of Lake Hamilton, such conditions constituting a nuisance and a serious threat to the public health, safety, and welfare within the meaning of §162.06(4), Florida Statutes:

   DEMOLITION/IPMC SEC.
   110.1

2. Captioned real property is located and existing within the corporate limits of the Town of Lake Hamilton, Florida. Respondent(s), as owners(s) of the captioned real property are responsible for maintaining the same in accordance with the Code of Ordinances of the Town of Lake Hamilton. All required notices pursuant to §162.12, Florida Statutes.

CONCLUSIONS OF LAW

3. This Special Magistrate has jurisdiction over the Respondent(s) and this matter is otherwise properly before this Special Magistrate. Further, this has subject matter jurisdiction pursuant to §2-35 of the Code of Ordinances of the Town of Lake Hamilton.

4. The above stated facts constitute a violation of the specific sections(s) of the Town Code cited in paragraph 1 herein.

5. The violator did/did not appear for the hearing.

ORDER

Based on the foregoing Findings of Fact Conclusions of Law, and upon consideration of (i) the gravity of the violation, (ii) any actions taken by the violator to correct the violation, and (iii) previous violations committed by the violator, it is hereby ORDERED that:

- ☐ Summary Disposition. Respondent(s) admit(s) to the violation (s) and request(s) additional time to comply. Respondent(s) has/have waived any defenses to the violation(s). Respondent(s) shall have until _____ to comply or a $_____ per day fine may be imposed.
- ☐ Respondent(s) shall secure captioned property by _____ or a $_____ per day fine shall be imposed.
- ☑ Respondent(s) shall have until 9/13/19 for a total compliance or a $ 250 per day fine shall be imposed.
- ☐ The Town of Lake Hamilton is hereby authorized to abate the violation(s) named herein in accordance with §162.09(1), Florida Statutes, but shall not be required to do so. If abatement occurs, the Town of Lake Hamilton may assess all costs incurred by it against Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ Pursuant to §162.08(5) Florida Statutes, the Code Enforcement Division of the Town of Lake Hamilton is hereby authorized to initiate the demolition process and assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ The evidence did not support the violation cited. The case is hereby dismissed.
- ☐ Violation(s) did exist at the subject property, but have been remedied. No fine in this matter shall be imposed, however future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such.
- ☐ Violation(s) as identified herein is/are irreparable or irreversible in nature. A onetime fine of $_____ is imposed against the Respondent(s) in addition to any fine or costs imposed herein, if any such fine amount or costs amount imposed.
- ☑ Respondent(s) shall be responsible for costs incurred by the Town in prosecuting this case totaling $ 81.87. The costs shall be paid in full within 30 days of this order. If unpaid the costs shall be assessed against the subject property as a lien, and this Order, or subsequent Order Imposing Fine, may be recorded in the Public Records of Polk County as evidence thereof.
- ☐ Respondent has been found in violation as a repeat offender. A fine of $ [illegible] shall be imposed and a $_____ per day fine shall continue until property is brought into compliance.
- ☐ Pursuant to §162.09 (3) the Special Magistrate authorizse the Town of Lake Hamilton to begin foreclosure procedures on the above captioned property.
- ☐ Bank is listed as Respondent for notification purposes only.
- ☐ Other: _____

YOU ARE NOTIFIED THAT IF THIS ORDER IMPOSES A FINE, ABATEMENT COSTS, OR PROSECUTION COSTS AGAINST YOU THAT pursuant to §162.09(3), Florida Statutes, once final this ORDER may be recorded in the public records and thereafter may constitute a lien against the captioned property and upon any other real property and upon any other real or personal property owned by YOU. FURTHER, SUBSEQUENT CERTIFICATIONS OR SUPPLEMENTAL CERTIFICATIONS OF FINES MAY BE RECORDED IN THE PUBLIC RECORDS IF THE VIOLATIONS MENTIONED HEREIN MAY BE REMEDIED AND YOU FAIL TO TIMELY DO SO.

A HEARING IS HEREBY SCHEDULED FOR 2:00 P.M. ON AT TOWN HALL, 100 SMITH AVE. LAKE HAMILTON, FLORIDA 33851, TO CONSIDER THE ENTRY OF AN ORDER IMPOSING FINE AND LIEN.

DONE AND ORDERED this day 08/13/2019, at Lake Hamilton, Polk County, Florida.

ATTEST:

Brittney Sandovalsoto
Code Enforcement Secretary

Drew Crawford
Special Magistrate

This ORDER may be appealed to the Special Magistrate within twenty (20) days of the date of its rendition pursuant to Town Ordinance 10-1366, by filing in a timely an Application for Appeal with the Code Enforcement Secretary.

Violation No: 20190002
Certified Mail Number:

CE 20190002

ADDRESS:
50 OMAHA STREET SOUTH

PARCEL ID:
27-28-16-823000-023210

CE 20190002



CE 20190002



CE 20190002



CE 20190002



CE 20190002



CE 20190002



CE 20190002



CE 20190002



FIRST OFFENSE SCRIPT
REMAINS IN VIOLATION
(Add 1 trip for after SM CBD)

Page #_____ Agenda#_____ Case# 2019-0602

My name is _Tom Mulvaney_ (Certified) Code Investigator.

The violation address is 50 Omaha St S, L.H.

If no physical address is available then read the legal description.

Legal Description: S____ T____ R____ Subdivision_____ Parcel_____

- I personally took the photos for this case ON OR AFTER 07/26 and they accurately depict what I saw. I am requesting that these photos be entered into evidence.
- The violation for this location consists of Sec. 110.1 Demolition.
- A Notice of Violation/Notice of Hearing was issued to property owner(s) 6/6/19 & 7/10/19 by (Certified Mail) (Hand Delivery) (Posting) July 26, 2019
- The property was rechecked for compliance on Aug 8, 2019 and the violation(s) remain.
- Due to the serious threat to the public health, safety, and welfare from rats, snakes and fire hazard, we are asking that the respondent be given 10 days to cut property. If not in compliance in 7 days, **THE COUNTY IS REQUESTING AN 'ORDER OF ENFORCEMENT' TO HAVE THE PROPERTY CUT AND THE COSTS IMPOSED AS A LIEN AGAINST THE PROPERTY, PLUS A ONE-TIME FINE OF $250.00**

"IN THE EVENT THE PROPERTY IS BROUGHT IN COMPLIANCE BY THE OWNER PRIOR TO THE MAGISTRATE'S CORRECT-BY-DATE, THE ADDITIONAL FINE OF TO COVER THE COST OF ENFORCEMENT FOR THIS CASE ARE $_____."

THE ADDITIONAL FINE OF TO COVER THE COST OF ENFORCEMENT FOR THIS CASE ARE $ 81.87."

5/10/18 9:00

30 DAYS / $ 250.00 ~~100.00~~

Case #: 20190002
Case Date: 03/07/19
Name: BH 72 LLC
Address, City, State, Zip: 2500 E HALLANDALE BEACH BLVD, HALLANDALE BEACH FL 33009-4834
Telephone:
Violation: Demolition
Narrative:
Recommended Corrective Action:
Compliance Requested: 07/21/2019
Hearing Date: 08/13/2019
Magistrate Ordered Compliance:
Bank Name:
Bank/Address:
Complaint:
Date Completed:
Status: Notice Of Hearing
Case Disposition: NOV/NOH SENT (15 DAYS) need to post property
Folow up date: 08/09/2019
Area: Lake Hamilton

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
27-28-16-823000-023210	50 OMAHA ST S	LAKE HAMILTON PB 3A PG 34 BLK 23 LOTS 21 22 & 23	BH 72 LLC		

Violations

Date	Violation	Description	Notes	Status
03/07/2019				OPEN

DEMOLITION/IPMC SEC. 110.1	THE CODE OFFICIAL SHALL ORDER THE OWNER OF ANY PREMISES UPON WHICH IS LOCATED ANY STRUCTURE, WHICH IN THE CODE OFFICIAL'S JUDGMENT AFTER REVIEW IS SO DETERIORATED OR DILAPIDATED OR HAS BECOME SO OUT OF REPAIR AS TO BE DANGEROUS, UNSAFE, INSANITARY OR OTHER WISE UNFIT FOR HUMAN HABITATION OR OCCUPANCY, AND SUCH THAT IT IS UNREASONABLE TO REPAIR THE STRUCTURE, TO DEMOLISH AND REMOVE SUCH STRUCTURE; OR IF SUCH STRUCTURE IS CAPABLE OF BEING MADE SAFE BY REPAIRS, TO REPAIR AND MAKE SAFE AND SANITARY OR BOARD UP AND HOLD FOR FUTURE REPAIR OR TO DEMOLISH AND REMOVE AT THE OWNER'S OPTION; OR WHERE THERE HAS BEEN A CESSATION OF NORMAL CONSTRUCTION OF ANY STRUCTURE FOR A PERIOD OF MORE THAN TWO YEARS, THE CODE OFFICIAL SHALL ORDER THE OWNER TO DEMOLISH AND REMOVE SUCH STRUCTURE, OR BOARD UP UNTIL FUTURE REPAIR. BOARDING THE BUILDING UP FOR FUTURE REPAIR SHALL NOT EXTEND BEYOND ONE YEAR, UNLESS APPROVED BY THE BUILDING OFFICIAL.

Fees

Fee	Description	Notes	Amount
1ST CLASS MAILING			$0.47
CERTIFIED POSTAGE			$6.00
Double Sided Paper Fee	Double sided printer paper .20 a piece		$0.40
Trip Fee	Trip for inspection, reinspect etc.		$75.00
		Total	**$81.87**

Notes

Date	Note	Created By:
2019-08-08	REINSPECTED PROPERTY ON 08/08. TOOK 1-PHOTO. PROPERTY REMAINS IN VIOLATION.	Tom Mulvaney
2019-07-26	POSTED PROPERTY WITH LISA HARRIS ON 07/26. TOOK 2-PHOTOS. PROPERTY REMAINS IN VIOLATION.	Tom Mulvaney
2019-06-05	INSPECTED LOCATION THIS DATE AND TOOK SEVERAL PHOTOS OF CONDITION OF HOME. SEND NOV;NOH FOR DEMOLITION OF HOME	Lisa Harris

Uploaded Files

Date	File Name
08/09/2019	
07/29/2019	

07/29/2019





06/05/2019



06/05/2019



06/05/2019



06/05/2019



06/05/2019



Code Enforcement
Town of Lake Hamilton Special Magistrate

Violation No. 20190002
Property Address: 50 OMAHA ST S
Property Legal: LAKE HAMILTON PB 3A PG 34 BLK 23 LOTS 21 22 & 23

TOWN OF LAKE HAMILTON,
Petitioner,
v.
Respondent, BH 72 LLC

AFFIDAVIT OF POSTING AND MAILING

STATE OF FLORIDA

COUNTY OF POLK

I, Lisa Harris HEREBY CERTIFY THAT I HAVE POSTED AT THE SUBJECT PROPERTY AND AT THE TOWN OF LAKE HAMILTON TOWN HALL AND MAILED BY REGISTERED MAIL THE FOLLOWING DOCUMENT(S) ON THE 24 DAY OF July, 2019, AS REQUIRED BY FLORIDA STATUTE 162.12(2)(B)1- NOTICES:

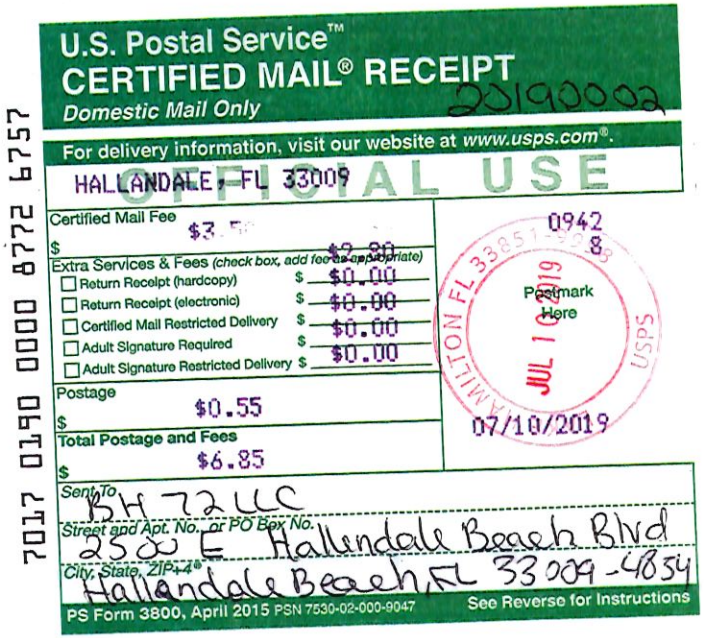
- [x] VIOLATION NOTICE
- [x] NOTICE OF HEARING
- [x] NOTICE POSTED IN TOWN HALL
- [ ] AFFIDAVIT OF VIOLATION
- [ ] FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER
- [ ] AFFIDAVIT OF NON-COMPLIANCE
- [ ] ORDER IMPOSING ADMINISTRATIVE LIEN

Lisa Harris
Lisa Harris

Sworn to and subscribed before me this __ day of July, 2019 by Lisa Harris
who is personally known to me and **who did not take an oath**.

BRITTNEY NICOLE SANDOVALSOTO
Commission # GG 253884
Expires August 29, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Brittney Sandovalsoto
Notary Public
State of Florida



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

23190003

For delivery information, visit our website at www.usps.com®.

HALLANDALE, FL 33009

OFFICIAL USE

Certified Mail Fee
$ $3.55 $2.80

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage
$ $0.55

Total Postage and Fees
$ $6.85

0942

HAMILTON FL 33851 JUL 10 2019 USPS

Postmark Here

07/10/2019

7017 0190 0000 8772 6757

Sent To
BH 72 LLC

Street and Apt. No., or PO Box No.
2520 E Hallandale Beach Blvd

City, State, ZIP+4®
Hallandale Beach, FL 33009-4854

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

20190002

Demo
30 days
$100.00

Town of Lake Hamilton
POST OFFICE BOX 126
LAKE HAMILTON, FL 33851-0126

CERTIFIED MAIL®

7017 0190 0000 8772 6757

U.S. POSTAGE PAID
FCM LETTER
LAKE HAMILTON, FL
33851
JUL 10, 19
AMOUNT
$6.85
R2304W120246-8

1023

33009

1st NOTICE 8/24
2nd NOTICE 9/24
RETURNED 9/19

RETURN RECEIPT REQUESTED

BH 72 LLC
2500 E Hallendale Beach Blvd
Hallendale Beach, FL

MIXIE 331 DC 1 33009/14/19
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33851012626 *0966-01783-12-36

33851>0126

Town of Lake Hamilton CODE ENFORCEMENT
♦100 Smith Ave ♦ PO Box 126 ♦ Lake Hamilton, Florida 33851 ♦ (863)-439-1910 ♦ Fax (863) 439-1421

Town of Lake Hamilton,
a Florida Municipal Corporation
Petitioner,
V.

BH 72 LLC
Respondent

Violation Case #:	20190002	Date: 7/10/2019
Prop. App. Parcel ID#:	27-28-16-823000-023210	
Violation Address:	50 OMAHA ST S	
Property Description:	LAKE HAMILTON PB 3A PG 34 BLK 23 LOTS 21 22 & 23	
Certified Mail Number:	70170190000087726757	

SPECIAL MAGISTRATE
NOTICE OF VIOLATION / NOTICE OF HEARING

OWNER: BH 72 LLC ADDRESS: 50 OMAHA ST S

NOTICE IS HEREBY GIVEN OF VIOLATIONS(S) OF THE TOWN OF LAKE HAMILTON LAND DEVELOPMENT CODE (LDC) AND/OR ORDINANCE (ORD),
AND/OR THE FLORIDA BUILDING CODE (FBC), AS FOLLOWS.

Violation Name	Violation Description
DEMOLITION/IPMC SEC. 110.1	THE CODE OFFICIAL SHALL ORDER THE OWNER OF ANY PREMISES UPON WHICH IS LOCATED ANY STRUCTURE, WHICH IN THE CODE OFFICIAL'S JUDGMENT AFTER REVIEW IS SO DETERIORATED OR DILAPIDATED OR HAS BECOME SO OUT OF REPAIR AS TO BE DANGEROUS, UNSAFE, INSANITARY OR OTHER WISE UNFIT FOR HUMAN HABITATION OR OCCUPANCY, AND SUCH THAT IT IS UNREASONABLE TO REPAIR THE STRUCTURE, TO DEMOLISH AND REMOVE SUCH STRUCTURE; OR IF SUCH STRUCTURE IS CAPABLE OF BEING MADE SAFE BY REPAIRS, TO REPAIR AND MAKE SAFE AND SANITARY OR BOARD UP AND HOLD FOR FUTURE REPAIR OR TO DEMOLISH AND REMOVE AT THE OWNER'S OPTION; OR WHERE THERE HAS BEEN A CESSATION OF NORMAL CONSTRUCTION OF ANY STRUCTURE FOR A PERIOD OF MORE THAN TWO YEARS, THE CODE OFFICIAL SHALL ORDER THE OWNER TO DEMOLISH AND REMOVE SUCH STRUCTURE, OR BOARD UP UNTIL FUTURE REPAIR. BOARDING THE BUILDING UP FOR FUTURE REPAIR SHALL NOT EXTEND BEYOND ONE YEAR, UNLESS APPROVED BY THE BUILDING OFFICIAL.

Required Remedy
• Demolish structure or bring up to code with valid engineered plans and permits • • •

The violations shall be corrected within 10 days from the receipt date of this notice. It shall be the violator's responsibility to contact the Code Official after the violations(s) have been corrected. Failure to comply with time period prescribed by this notice shall result in this case being referred to the Town of Lake Hamilton Code Enforcement Special Magistrate for further action. Pursuant to applicable Florida law, the Town of Lake Hamilton Code Enforcement Special Magistrate may order a violator to pay a fine not to exceed $250.00 per day for a first violation and not to exceed $500.00 per day for a repeat violation. In addition, the Town may be entitled to recover all costs incurred in prosecuting the case. A certified copy of an Order Imposing Fine and Costs may be recorded in the Public Records of Polk County, Florida, and there after shall constitute a lien against the land on which the violation(s) exists and upon any other real or personal property owned by the violator.

If the violations(s) are corrected and then recurs or if the violation is not corrected by the time prescribed herein, the case may be presented to the Special Magistrate even if the violations(s) are corrected prior to the hearing. Please note that it shall be your responsibility to contact the Code Official listed at the bottom of this notice to discuss this letter or to report that the violations have been corrected.

Right to Hearing; Any owner aggrieved by the findings and order of the Code Official may obtain a hearing before the Special Magistrate on the limited issue of the determination of the Code Official that there has been a violation of this Code.

Abatement: Upon the failure, neglect or refusal of any owner and/or owner's agent so notified to abate the nuisance conditions(s) and make the necessary repairs within the reasonable time period prescribed herein, the Special Magistrate and/or Code Official may order the repair(s) necessary to bring the property, building, structure and/or premises into compliance. In the event the Town of Lake Hamilton, Florida, incurs any cost(s) and/or expense(s). If the abatement cost(s) and/or expense(s) are not timely paid by the owner, said abatement cost(s) and/or expense(s) shall be assessed against the property.

Right to Appeal: Any owner aggrieved by the findings and order of the Code Official shall have the right to appeal said decision prior to the expiration of the time within which such owner was given abate the nuisance. Any appeal taken must be requested, in writing, and timely received by the Town Clerk at 100 Smith Ave, Post Office Box 126, Lake Hamilton, Florida 33851. In the event the time for owner to abate the nuisance expires on a weekend, evening or a holiday, the owner shall have until 5:00 p.m. the next business day to file the request for.

Lisa Harris

Signed On: 07/10/2019 at Town of Lake Hamilton, Fl.

LISA HARRIS, CODE ENFORCEMENT OFFICER
863-860-6230

102

NOTICE OF HEARING

You are hereby notified that on August 13, 2019 at 10:00 AM at the Lake Hamilton Woman's Club located at 85 N Omaha Street, Lake Hamilton In the Town of Lake Hamilton Council Chambers in Town Hall, located at 100 Smith Ave, Pursuant to Florida Statue 162.07(1), a Hearing will be held before the Town of Lake Hamilton Special Magistrate, to determine whether you have violated one or more of the provisions and/or sections of the Code of Ordinances of Town of Lake Hamilton as set forth in the attached "Affidavit of Violation", sworn to by the Code Enforcement Officer of the Town of Lake Hamilton.

You are entitled to be represented by counsel, present testimony and evidence and to testify on your behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Special Magistrate upon proper request to the Recording Secretary of the Special Magistrate within five (5) days at (863)439-1910.

If the Special Magistrate finds that you have committed any violation(s) he/she may order immediate compliance with the code and provide in the Order, in the event of failure to comply with the Order within a period of time set forth herein, that a fine NOT TO EXCEED $250.00 per day be imposed for the period of noncompliance. Please be advised that the case may be presented to the Special Magistrate to establish Repeat Offender Status even if the violation has been corrected prior to the scheduled Hearing if the violation was not corrected by the time specified by Code Enforcement Officer or if the violation has been corrected and the recurred. The Special Magistrate may impose a fine of up to $500.00 for each day the repeat violation is found to have occurred by the Code Enforcement Officer and, in addition, may include all costs for repairs with are required to bring the property into compliance. If the Special Magistrate finds the violation to be irreparable or irreversible in nature he/she may impose a fine not to exceed $5,000.00 per violation.

If any decision of the Special Magistrate affects you and you decide to appeal, any decision made at this meeting with respect to any matter considered, you will need a record of the proceedings, and for such purposes you may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based.

(THE ABOVE NOTICE IS REQUIRED BY STATE LAW. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARANGE FOR THE TRANSCRIPT.) Please be advised that the procedures of the Hearing are governed by the Rules of the Enforcement Office, Town of Lake Hamilton. Copies of these Rules and Ordinances may be obtained at the Code Enforcement Office, Town of Lake Hamilton. PLEASE GOVERN YOURSELF ACCORDINGLY.

FAILURE TO APPEAR AT THE TIME SET CAN RESULT IN AN ORDER BEING ENTERED IN ABSENTIA AND A LIEN AGAINST YOUR REAL OR PERSONAL PROPERTY BEING ENTERED, WHICH MAY CAUSE LEVY AGAINST PERSONAL PROPERTY OR FORECLOSURE ON REAL PROPERTY.

106.3 DECLARATION OF NUISANCE: DEMAND FOR CORRECTION

A violation of any provision of this code is deemed to be a nuisance affecting the public health, safety and welfare, and accordingly, the Code Official is hereby authorized and empowered to notify, in writing, the owner or agent of such owner, of any building, structure or premises within the Town of Lake Hamilton, Florida, to make such repairs as may be required to abate the nuisance condition and bring such building, structure or premises into compliance. Notice shall be provided to the owner or agent of such owner either (a) in the manner described in §162.12, Florida Statues, or (b) in the manner described in §34-2, Code of Ordinances of the Town of Lake Hamilton, Florida.

The notice required to be given herein shall set forth the legal description of the property underlying the building, structure or premises as is set forth in the latest tax roll prepared by the county, and shall specify a reasonable time in which the owner or agent of the owner shall abate the condition and bring such building, structure or premises into compliance. Such notice shall have attached thereto a true copy of this section. Included in the notice shall be a statement informing the owner that all costs incurred by the Town of Lake Hamilton, Florida, in abating the nuisance condition and repairing the condition and bring such building, structure or premises into compliance shall be billed to the property.

Upon the failure, neglect or refusal of any owner or the agent of such owner so notified to abate the nuisance condition and make repairs within the reasonable time specified after posting the building, structure or premises, the Code Official is hereby authorized to order the repair of the building, structure or premises and bill the owner for the work.

Any owner aggrieved by the findings and order of the Code Official shall have the right to appeal said decision prior to the expiration of the time within with such owner was given to abate the nuisance. Any appeal taken must be requested, in writing, and timely received by the Town Clerk at 100 Smith Ave., Po box 126, Lake Hamilton, Florida 33851. In the event the time for owner to abate the nuisance expires on a weekend, evening or a holiday, the owner shall have until 5:00 p.m. the next business day to file the request for appeal. Such written notice or request may be in any for which clearly notifies the Town of Lake Hamilton, Florida, of the owner's request. The Code Official shall place the appeal on the agenda of the next scheduled Code Enforcement Special Magistrate Hearing or may request a special meeting to hear the appeal. Any appeal shall stay all proceedings in furtherance with the action appealed from until after the hearing is held. At such hearing, the rules of the Special Magistrate concerning appeals shall be followed. It shall be the responsibility of the owner of the property in question to show that the City's actions are without reason. The Special Magistrate shall determine whether the appeal is justified. If not, the Town of Lake Hamilton, Florida, shall proceed with the abatement.

After abatement and billing by the Town of Lake Hamilton, Florida, where the full amount due the Town of Lake Hamilton, Florida, is not paid by the owner of the building, structure or 2 premises within thirty (30) days after the billing date, the Code Official shall cause to be recorded in the public records

of the county, a sworn statement showing the cost and expense incurred for the work and the date, place and property which such work was done, and the recordation of such sworn statement shall constitute a special assessment lien on the property equivalent to the lien of municipal taxes and taking precedence over all other recorded liens, and shall remain in full force and effect for the amount due on principal and interest, plus costs of court, if any, collection, until final payment has been made. Such special assessment lien may be foreclosed in the manner provided for by general law.

This provision is supplemental in nature and is not intended to be the exclusive remedy by which this code may be enforced.

7017 0190 0000 8773 2208

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

2019 2222

For delivery information, visit our website at www.usps.com®.

HALLANDALE BEACH FL 33009

OFFICIAL USE

Certified Mail Fee $3.50 $2.80

Extra Services & Fees (check box, add fee as appropriate) $0.00

- ☐ Return Receipt (hardcopy) $ ____ $0.00
- ☐ Return Receipt (electronic) $ ____ $0.00
- ☐ Certified Mail Restricted Delivery $ ____ $0.00
- ☐ Adult Signature Required $ ____ $0.00
- ☐ Adult Signature Restricted Delivery $ ____

Postage $0.55

Total Postage and Fees $6.85

Sent To BH 72 LLC

Street and Apt. No., or PO Box No. 2800 E Hallandale Beach Blvd

City, State, ZIP+4® Hallandale Beach, FL 33009-4832

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

JUPITER FL 33477-9998 0942 02
JUN - 6 2019
Postmark Here
06/06/2019
USPS

Town of Lake Hamilton
POST OFFICE BOX 126
LAKE HAMILTON, FL 33851-0126

RETURN RECEIPT REQUESTED

9326090253168220

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

7017 0190 0000 8773 2208

UNITED STATES POSTAL SERVICE®

1023 33009

U.S. POSTAGE
FCM LETTER
LAKE HAMILTON
33851
JUN 06, 19
AMOUNT
$6.85
R2304W120246-

1st NOTICE 5/17
2nd NOTICE 6/23
RETURNED 7/2

BH 72 LLC
2500 E Hallandale Beach Blvd
Hallandale Beach FL

UTF

NIXIE 331 DE 1 0006/13/19
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33851012626 *0906-00483-08-39

Town of Lake Hamilton CODE ENFORCEMENT
♦100 Smith Ave ♦ PO Box 126 ♦ Lake Hamilton, Florida 33851 ♦ (863)-439-1910 ♦ Fax (863) 439-1421

Town of Lake Hamilton,
a Florida Municipal Corporation
Petitioner,
V.

BH 72 LLC
Respondent

Violation Case #:	20190002	Date: 6/6/2019
Prop. App. Parcel ID#:	27-28-16-823000-023210	
Violation Address:	50 OMAHA ST S	
Property Description:	LAKE HAMILTON PB 3A PG 34 BLK 23 LOTS 21 22 & 23	
Certified Mail Number:	70170190000087732208	

SPECIAL MAGISTRATE
NOTICE OF VIOLATION / NOTICE OF HEARING

OWNER: BH 72 LLC ADDRESS: 50 OMAHA ST S

NOTICE IS HEREBY GIVEN OF VIOLATIONS(S) OF THE TOWN OF LAKE HAMILTON LAND DEVELOPMENT CODE (LDC) AND/OR ORDINANCE (ORD),
AND/OR THE FLORIDA BUILDING CODE (FBC), AS FOLLOWS.

Violation Name	Violation Description
DEMOLITION/IPMC SEC. 110.1	THE CODE OFFICIAL SHALL ORDER THE OWNER OF ANY PREMISES UPON WHICH IS LOCATED ANY STRUCTURE, WHICH IN THE CODE OFFICIAL'S JUDGMENT AFTER REVIEW IS SO DETERIORATED OR DILAPIDATED OR HAS BECOME SO OUT OF REPAIR AS TO BE DANGEROUS, UNSAFE, INSANITARY OR OTHER WISE UNFIT FOR HUMAN HABITATION OR OCCUPANCY, AND SUCH THAT IT IS UNREASONABLE TO REPAIR THE STRUCTURE, TO DEMOLISH AND REMOVE SUCH STRUCTURE; OR IF SUCH STRUCTURE IS CAPABLE OF BEING MADE SAFE BY REPAIRS, TO REPAIR AND MAKE SAFE AND SANITARY OR BOARD UP AND HOLD FOR FUTURE REPAIR OR TO DEMOLISH AND REMOVE AT THE OWNER'S OPTION; OR WHERE THERE HAS BEEN A CESSATION OF NORMAL CONSTRUCTION OF ANY STRUCTURE FOR A PERIOD OF MORE THAN TWO YEARS, THE CODE OFFICIAL SHALL ORDER THE OWNER TO DEMOLISH AND REMOVE SUCH STRUCTURE, OR BOARD UP UNTIL FUTURE REPAIR. BOARDING THE BUILDING UP FOR FUTURE REPAIR SHALL NOT EXTEND BEYOND ONE YEAR, UNLESS APPROVED BY THE BUILDING OFFICIAL.

Required Remedy
• Demolish structure or bring up to code with valid engineered plans and permits • • •

The violations shall be corrected within 15 days from the receipt date of this notice. It shall be the violator's responsibility to contact the Code Official after the violations(s) have been corrected. Failure to comply with time period prescribed by this notice shall result in this case being referred to the Town of Lake Hamilton Code Enforcement Special Magistrate for further action. Pursuant to applicable Florida law, the Town of Lake Hamilton Code Enforcement Special Magistrate may order a violator to pay a fine not to exceed $250.00 per day for a first violation and not to exceed $500.00 per day for a repeat violation. In addition, the Town may be entitled to recover all costs incurred in prosecuting the case. A certified copy of an Order Imposing Fine and Costs may be recorded in the Public Records of Polk County, Florida, and there after shall constitute a lien against the land on which the violation(s) exists and upon any other real or personal property owned by the violator.

If the violations(s) are corrected and then recurs or if the violation is not corrected by the time prescribed herein, the case may be presented to the Special Magistrate even if the violations(s) are corrected prior to the hearing. Please note that it shall be your responsibility to contact the Code Official listed at the bottom of this notice to discuss this letter or to report that the violations have been corrected.

Right to Hearing; Any owner aggrieved by the findings and order of the Code Official may obtain a hearing before the Special Magistrate on the limited issue of the determination of the Code Official that there has been a violation of this Code.

Abatement: Upon the failure, neglect or refusal of any owner and/or owner's agent so notified to abate the nuisance conditions(s) and make the necessary repairs within the reasonable time period prescribed herein, the Special Magistrate and/or Code Official may order the repair(s) necessary to bring the property, building, structure and/or premises into compliance. In the event the Town of Lake Hamilton, Florida, incurs any cost(s) and/or expense(s). If the abatement cost(s) and/or expense(s) are not timely paid by the owner, said abatement cost(s) and/or expense(s) shall be assessed against the property.

Right to Appeal: Any owner aggrieved by the findings and order of the Code Official shall have the right to appeal said decision prior to the expiration of the time within which such owner wa[illegible]iven abate the nuisance. Any appeal taken must be r[illegible]ested, in writing, and timely received by the Town Clerk at 100 Smith Ave, Post Office L[illegible]126, Lake Hamilton, Florida 33851. In the event th[illegible]he for owner to abate the nuisance expires on a weekend, evening or a holiday, the owner shall have until 5:00 p.m. the next business day to file the request for.

Lisa Harris

Signed On: 06/06/2019 at Town of Lake Hamilton, Fl.

LISA HARRIS, CODE ENFORCEMENT OFFICER
863-860-6230

NOTICE OF HEARING

You are hereby notified that on July 9, 2019 at 10:00 AM In the Town of Lake Hamilton Council Chambers in Town Hall, located at 100 Smith Ave, Pursuant to Florida Statue 162.07(1), a Hearing will be held before the Town of Lake Hamilton Special Magistrate, to determine whether you have violated one or more of the provisions and/or sections of the Code of Ordinances of Town of Lake Hamilton as set forth in the attached "Affidavit of Violation", sworn to by the Code Enforcement Officer of the Town of Lake Hamilton.

You are entitled to be represented by counsel, present testimony and evidence and to testify on your behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Special Magistrate upon proper request to the Recording Secretary of the Special Magistrate within five (5) days at (863)439-1910.

If the Special Magistrate finds that you have committed any violation(s) he/she may order immediate compliance with the code and provide in the Order, in the event of failure to comply with the Order within a period of time set forth herein, that a fine NOT TO EXCEED $250.00 per day be imposed for the period of noncompliance. Please be advised that the case may be presented to the Special Magistrate to establish Repeat Offender Status even if the violation has been corrected prior to the scheduled Hearing if the violation was not corrected by the time specified by Code Enforcement Officer or if the violation has been corrected and the recurred. The Special Magistrate may impose a fine of up to $500.00 for each day the repeat violation is found to have occurred by the Code Enforcement Officer and, in addition, may include all costs for repairs with are required to bring the property into compliance. If the Special Magistrate finds the violation to be irreparable or irreversible in nature he/she may impose a fine not to exceed $5,000.00 per violation.

If any decision of the Special Magistrate affects you and you decide to appeal, any decision made at this meeting with respect to any matter considered, you will need a record of the proceedings, and for such purposes you may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based.

(THE ABOVE NOTICE IS REQUIRED BY STATE LAW. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARANGE FOR THE TRANSCRIPT.) Please be advised that the procedures of the Hearing are governed by the Rules of the Enforcement Office, Town of Lake Hamilton. Copies of these Rules and Ordinances may be obtained at the Code Enforcement Office, Town of Lake Hamilton. PLEASE GOVERN YOURSELF ACCORDINGLY.

FAILURE TO APPEAR AT THE TIME SET CAN RESULT IN AN ORDER BEING ENTERED IN ABSENTIA AND A LIEN AGAINST YOUR REAL OR PERSONAL PROPERTY BEING ENTERED, WHICH MAY CAUSE LEVY AGAINST PERSONAL PROPERTY OR FORECLOSURE ON REAL PROPERTY.

106.3 DECLARATION OF NUISANCE: DEMAND FOR CORRECTION

A violation of any provision of this code is deemed to be a nuisance affecting the public health, safety and welfare, and accordingly, the Code Official is hereby authorized and empowered to notify, in writing, the owner or agent of such owner, of any building, structure or premises within the Town of Lake Hamilton, Florida, to make such repairs as may be required to abate the nuisance condition and bring such building, structure or premises into compliance. Notice shall be provided to the owner or agent of such owner either (a) in the manner described in §162.12, Florida Statues, or (b) in the manner described in §34-2, Code of Ordinances of the Town of Lake Hamilton, Florida.

The notice required to be given herein shall set forth the legal description of the property underlying the building, structure or premises as is set forth in the latest tax roll prepared by the county, and shall specify a reasonable time in which the owner or agent of the owner shall abate the condition and bring such building, structure or premises into compliance. Such notice shall have attached thereto a true copy of this section. Included in the notice shall be a statement informing the owner that all costs incurred by the Town of Lake Hamilton, Florida, in abating the nuisance condition and repairing the condition and bring such building, structure or premises into compliance shall be billed to the property.

Upon the failure, neglect or refusal of any owner or the agent of such owner so notified to abate the nuisance condition and make repairs within the reasonable time specified after posting the building, structure or premises, the Code Official is hereby authorized to order the repair of the building, structure or premises and bill the owner for the work.

Any owner aggrieved by the findings and order of the Code Official shall have the right to appeal said decision prior to the expiration of the time within with such owner was given to abate the nuisance. Any appeal taken must be requested, in writing, and timely received by the Town Clerk at 100 Smith Ave., Po box 126, Lake Hamilton, Florida 33851. In the event the time for owner to abate the nuisance expires on a weekend, evening or a holiday, the owner shall have until 5:00 p.m. the next business day to file the request for appeal. Such written notice or request may be in any for which clearly notifies the Town of Lake Hamilton, Florida, of the owner's request. The Code Official shall place the appeal on the agenda of the next scheduled Code Enforcement Special Magistrate Hearing or may request a special meeting to hear the appeal. Any appeal shall stay all proceedings in furtherance with the action appealed from until after the hearing is held. At such hearing, the rules of the Special Magistrate concerning appeals shall be followed. It shall be the responsibility of the owner of the property in question to show that the City's actions are without reason. The Special Magistrate shall determine whether the appeal is justified. If not, the Town of Lake Hamilton, Florida, shall proceed with the abatement.

After abatement and billing by the Town of Lake Hamilton, Florida, where the full amount due the Town of Lake Hamilton, Florida, is not paid by the owner of the building, structure or 2 premises within thirty (30) days after the billing date, the Code Official shall cause to be recorded in the public records of the county, a sworn statement showing the cost and expense incurred for the work and the date, place and property which such work was done, and the

recordation of such sworn statement shall constitute a special assessment lien on the property equivalent to the lien of municipal taxes and taking precedence over all other recorded liens, and shall remain in full force and effect for the amount due on principal and interest, plus costs of court, if any, collection, until final payment has been made. Such special assessment lien may be foreclosed in the manner provided for by general law.

This provision is supplemental in nature and is not intended to be the exclusive remedy by which this code may be enforced.

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INSTR # 2019246045
BK 11046 Pgs 2039-2041 PG(s)3
RECORDED 11/19/2019 03:41:12 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC $0.70
RECORDING FEES $27.00
RECORDED BY kaylruiz

Prepared By:
Horlando Arteaga

After Recording Return To:
Horlando Arteaga
119 Scenic Hwy
Haines city, Florida 33844

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

WITNESSETH, on November 06, 2019 THE GRANTOR(S),

- BH 72 LLC, Eliyahou Rouimi, Owner,

for and in consideration of the sum of: One Dollar ($1.00) and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged:

- Horlando Arteaga, a single person, residing at 119 Scenic Hwy, haines City, Polk County, Florida 33844

Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land in the County of Polk, state of FLORIDA to wit:
50 OMAHA ST S
Lake Hamilton, Florida
33851

Legal Description:

Lake Hamilton PB 3A PG 34 BLK 23 Lots 21,22,and 23

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

Tax Parcel Number: 27-28-16-823000-023210

Mail Tax Statements To:
Horlando Arteaga
119 Scenic Hwy
Haines city, Florida 33844

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 11/07/19

Eliyahou Rouimi, Owner, on behalf of BH 72 LLC

In Witness Whereof,

Witness

Ricardo Blanco

Witness

Tal Abergel

STATE OF FLORIDA, COUNTY OF BROWARD, ss:

The foregoing instrument was acknowledged before me this 7 day of November, 2019 by Eliyahou Rouimi, Owner, on behalf of BH 72 LLC, who are personally known to me or who have produced FL DL as identification.

ALBERT KARABAZA MY COMMISSION EXPIRES 09-24-2022 NOTARY PUBLIC COMM. # GG 260817 STATE OF FLORIDA

Signature of person taking acknowledgment

Albert Karabaza

Name typed, printed, or stamped

Title or rank

GG260817

Serial number (if applicable)

INSTR # 201701815
BK 10050 Pg 1795 [illegible]
01/30/2017 11:56:40 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 10.00
DEED DOC 0.70

This Instrument prepared by: Eric Taylor, CBREM
Address: 1401 HWY A1A Suite 202 Vero Beach, FL 32963

Return To: BH 72 LLC
2500 E. Hallandale Beach Blvd. PH 1
Hallandale, FL 33009

QUIT CLAIM DEED

This QUIT CLAIM DEED, made on August 30, 2016 between Vero Atlantic 1, LLC (Grantor), to BH 72, LLC (Grantee), as their sole and separate property, whose address is 2500 E. Hallandale Beach Blvd. PH 1 Hallandale, FL 33009

WITNESSETH, that the Grantor, for and in consideration of the sum of $100.00, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quit claims to Grantee and Grantee's heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in Polk County, Florida:

PARCEL ID: 162827-823000-023210
ADDRESS: 50 W MAIN ST
LEGAL DESCRIPTION: LAKE HAMILTON PB 3A PG 34 BLK 23 LOTS 21 22 & 23

WITNESS
Print Name: HUNTER MASSEAU

WITNESS
Print Name: SOPHIA OTEINOSKI

Name: Diego Henriquez, Manager
Address: Vero Atlantic 1, LLC
1401 Hwy A1A Suite 202
Vero Beach, FL 32963

STATE OF FLORIDA)
) SS:
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before this 30th day of August, 2016 by Diego Henriquez, Manager of Vero Atlantic 1 LLC, a professional association, on behalf of the Company.

✓ Personally Known ___ Produced Driver's License ___ Produced: _____

DREW PATRICK SWEENEY
MY COMMISSION #FF087666
EXPIRES January 29, 2018
(407) 398-0153 FloridaNotaryService.com

Print or Stamp Name: DREW P SWEENEY
Notary Public, State of Florida at Large
Commission No.: FF087666
My Commission Expires: 1-29-2018

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Tax Record

Details
Tax Record
» Print Tax Record
Legal Desc.
PA Information
Payment History
Shopping Cart

Searches
Owner Name
Account Number
Mailing Address
Street Address
GEO Number

Site Functions
Welcome
Tax Track Login
TaxTrack NEW!
Business Tax
Tax Track Help
Home
Email Us
Telephone Access

Last Update: 8/8/2019 3:46:36 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type
162827-823000-023210	**REAL ESTATE**

Mailing Address
BH 72 LLC
2500 E HALLANDALE BEACH BLVD
HALLANDALE FL 33009-4834

Physical Address
50 W MAIN ST

GEO Number
272816-823000-023210

TAX DEED APPLIED.
Please contact the Tax Collector""s office.

Exempt Amount	Taxable Value
$0.00	**$23,250.00**

Exemption Detail
NO EXEMPTIONS

Millage Code
900450

Escrow Code

Legal Description
50 W MAIN ST LAKE HAMILTON PB 3A PG 34 BLK 23 LOTS 21 22 & 23

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value
POLK COUNTY				
GENERAL REVENUE FUND	5.6815	23,250	0	$23,250
TRANSPORTATION/ROADS	1.1000	23,250	0	$23,250
EMERGENCY MEDICAL	0.2500	23,250	0	$23,250
NE GOVT CENTER	0.1250	23,250	0	$23,250
POLK COUNTY SCHOOL BOARD				
GENERAL FUND	4.7510	36,175	0	$36,175
LOCAL CAPITAL IMP	1.5000	36,175	0	$36,175
TOWN OF LAKE HAMILTON	8.4276	23,250	0	$23,250
SOUTHWEST FLORIDA WATER MGMT	0.2955	23,250	0	$23,250

Total Millage	22.1306	Total Taxes	

Non-Ad Valorem Assessments

Code	Levying Authority
F100	POLK COUNTY FIRE SERVICES DIST

Total Assessments	
Taxes & Assessments	

Due to the status code assigned to this account, the remaining detail is block viewing. Please contact the the Tax Department at (863) 534-4700 for furthe information regarding this account.

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Legal Disclaimer / Privacy Statement

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Parcel Details: 27-28-16-823000-023210

TAX EST | PRT CALC | PRC | HTML PRC | TRIM | HTML TRIM | TAX BILL

Owners

BH 72 LLC 100%

Mailing Address

Address 1 **2500 E HALLANDALE BEACH BLVD**
Address 2
Address 3 **HALLANDALE BEACH FL 33009-4834**

Site Address

Address 1 **50 OMAHA ST S**
Address 2
City **LAKE HAMILTON**
State **FL**
Zip Code **33851**

Parcel Information

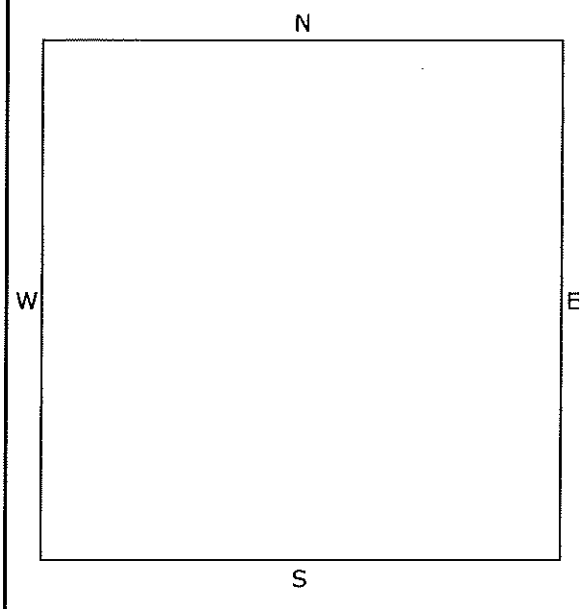
Neighborhood **140460.00**
Show Recent Sales in this Neighborhood
Subdivision **LAKE HAMILTON PB 3A PG 34**
Property (DOR) Use Code **SFR up to 2.49 AC (Code: 0100)**
Acreage **0.22**
Taxing District **LAKE HAMILTON/SWFWMD (Code: 90450)**
Community Redevelopment Area **NOT IN CRA**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

LAKE HAMILTON PB 3A PG 34 BLK 23 LOTS 21 22 & 23

Area Map



Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

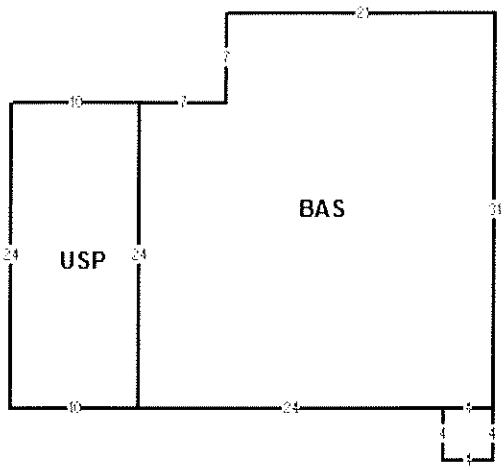
Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

Mapping Worksheets (plats) for 272816

Mapping Worksheet HTML (opens in new tab) Mapping Worksheet Printable PDF

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STYLE		SINGLE FAMILY
UNITS		1 UNIT
STORY HEIGHT INFO ONLY		1 Story for info only
SUBSTRUCT		Piers
FRAME / CONST TYPE		WOOD FRAME
EXTERIOR WALL		WOOD
ROOF STRUCTURE		GABLE-SHINGLE
Room: Bedroom	2	
Room: Full Bath	1	
Room: Half Bath	0	
Fireplace	N	
Cntrl Heating / AC	N	



Building Subareas

Building Sub Area Note: A sub area is an individual component of a building that may or may not be cooled/heated. The percent in a subarea description is the percent of the base rate applied to the value of the sub area. (Example: UGR UNFINISHED GARAGE 50% indicates this sub area is valued at 50% of the base area rate); If a sub area changes over time, the contributory value may also change.

Code	Description	Heated	Total
BAS	BASE AREA	Y	819
USP	USP UNFIN. SCREEN PORCH 40%		240
UOP	UOP UNFIN. OPEN PORCH 30%		16
Total Under Roof			**1,075 ft²**
Total Living Area			**819 ft²**

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the appropriate permit issuing agency to obtain information. This property is located in the **LAKE HAMILTON/SWFWMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Residential	N	S	0	0	9,375.00

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Thursday, August 1, 2019 at 2:12:53 AM). All information BELOW this notice is from the 2018 Tax Roll, except where otherwise noted.

Value Summary (2018)

Desc	Value
Land Value	$23,437
Building Value	$12,738
Misc. Items Value	$0
Land Classified Value	$0
Just Market Value	$36,175
*Cap Differential and Portability	$12,925

Misc. Items Value	$0.00
Just Value (Market)	$21,136.00
SOH Deferred Val	$0.00
Assessed Value	$21,136.00
Exempt Value (County)	$0.00
Taxable Value (County)	$21,136.00
2016	
Land Value	$9,375.00
Building Value	$11,382.00
Misc. Items Value	$0.00
Just Value (Market)	$20,757.00
SOH Deferred Val	$0.00
Assessed Value	$20,757.00
Exempt Value (County)	$0.00
Taxable Value (County)	$20,757.00
2015	
Land Value	$8,906.00
Building Value	$20,278.00
Misc. Items Value	$0.00
Just Value (Market)	$29,184.00
SOH Deferred Val	$0.00
Assessed Value	$29,184.00
Exempt Value (County)	$0.00
Taxable Value (County)	$29,184.00
2014	
Land Value	$13,594.00
Building Value	$21,815.00
Misc. Items Value	$0.00
Just Value (Market)	$35,409.00
SOH Deferred Val	$0.00
Assessed Value	$35,409.00
Exempt Value (County)	$0.00
Taxable Value (County)	$35,409.00

DISCLAIMER:
The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Thursday, August 1, 2019 at 2:12:53 AM

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Parcel Details: 27-28-16-823000-023210

TAX EST | PRT CALC | PRC | HTML PRC | TRIM | HTML TRIM | TAX BILL

Owners

ARTEAGA HORLANDO	100%

Mailing Address

Address 1	**119 SCENIC HWY**
Address 2	
Address 3	**HAINES CITY FL 33844**

Site Address

Address 1	**50 OMAHA ST S**
Address 2	
City	**LAKE HAMILTON**
State	**FL**
Zip Code	**33851**

Parcel Information

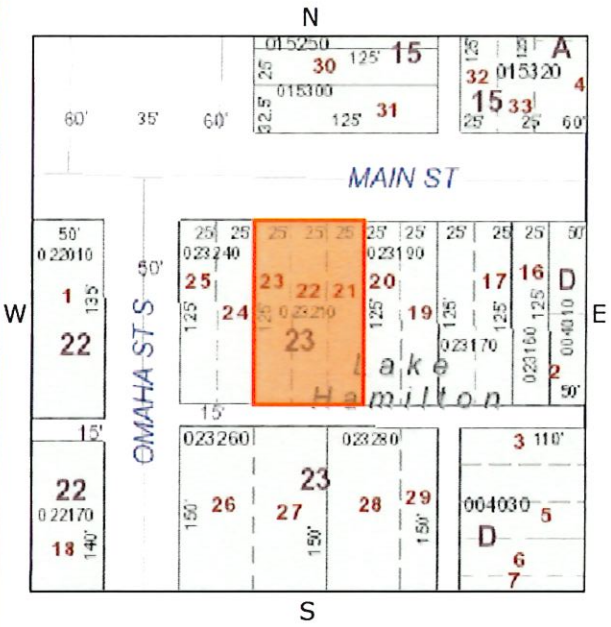
Neighborhood	**140460.00** Show Recent Sales in this Neighborhood
Subdivision	**LAKE HAMILTON PB 3A PG 34**
Property (DOR) Use Code	**SFR up to 2.49 AC (Code: 0100)**
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Community Redevelopment Area	**NOT IN CRA**

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LAKE HAMILTON PB 3A PG 34 BLK 23 LOTS 21 22 & 23

Area Map



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Mapping Worksheets (plats) for 272816

Mapping Worksheet HTML (opens in new tab) | Mapping Worksheet Printable PDF

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the online records of the Clerk of the Circuit Court. In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
11046/02039	11/2019	Q	I	ARTEAGA HORLANDO	$100
10050/01795	08/2016	Q	I	BH 72 LLC	$100
09704/00526	11/2015	Q	I	VERO ATLANTIC 1 LLC	$100
09626/00463	09/2015	T	I	AG FOUR LLC	$9,900
08230/00806	09/2010	Q	I	ELDORADO HOMES INC	$100
07942/02081	06/2009	Q	I	COLLIARD LYNETTE	$100
6514/0303	11/2005	W	V	SEWNARINE CHITRAM	$85,000
4191/1698	02/1999	Q	I		$10
2994/1687	07/1991	W	I		$35,000
2897/0903	03/1990	W	I		$100

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first $25,000 homestead exemption may be allocated to one or more owners. The HB –second $25,000 amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year	Name	Note	Value

If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2019 tax year, the allowable total household adjusted gross income received during 2018 could not exceed $30,174. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property. If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.

Buildings

BUILDING 1 (SF - Single Family)

Building Characteristics

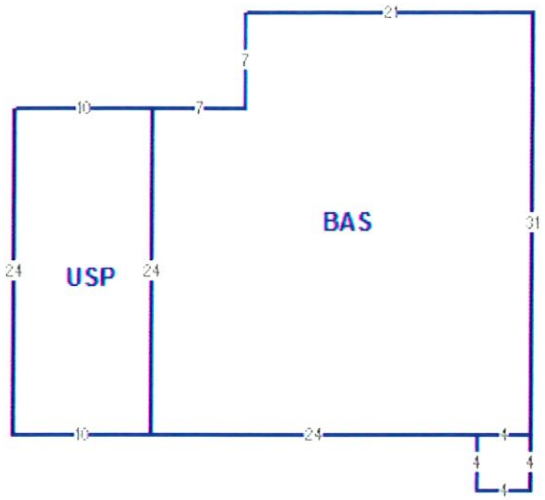
50 OMAHA ST

Total Under Roof: 1,075 sqft
Living Area (as originally constructed): 819 sqft
Actual Year Built: 1923
Effective Year: 1923

Building BAS Note: The base area (living area or square foot living area) of a building is the originally designed building footprint / plan of the cooled and heated area of the building. In most cases, a base area will remain constant throughout the life of the building. A base area can be converted to a subarea (Example: A portion of the base is "cut-out" and used as a garage or porch); It is not, however, standard

appraisal practice to convert a subarea to a base area unless there was an error when initially entering the data.

Element	Units	Information
STYLE		SINGLE FAMILY
UNITS		1 UNIT
STORY HEIGHT INFO ONLY		1 Story for info only
SUBSTRUCT		Piers
FRAME / CONST TYPE		WOOD FRAME
EXTERIOR WALL		WOOD
ROOF STRUCTURE		GABLE-SHINGLE
Room: Bedroom	2	
Room: Full Bath	1	
Room: Half Bath	0	
Fireplace	N	
Cntrl Heating / AC	N	



Building Subareas

Building Sub Area Note: A sub area is an individual component of a building that may or may not be cooled/heated. The percent in a subarea description is the percent of the base rate applied to the value of the sub area. (Example: UGR UNFINISHED GARAGE 50% indicates this sub area is valued at 50% of the base area rate); If a sub area changes over time, the contributory value may also change.

Code	Description	Heated	Total
BAS	BASE AREA	Y	819
USP	USP UNFIN. SCREEN PORCH 40%		240
UOP	UOP UNFIN. OPEN PORCH 30%		16
Total Under Roof			**1,075 ft^2**
Total Living Area			**819 ft^2**

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the appropriate permit issuing agency to obtain information. This property is located in the **LAKE HAMILTON/SWFWMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Residential	N	S	0	0	9,375.00

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Tuesday, January 14, 2020 at 2:19:34 AM). All information BELOW this notice is from the 2019 Tax Roll, except where otherwise noted.

Value Summary (2019)

Desc	Value
Land Value	$23,437
Building Value	$8,641
Misc. Items Value	$0
Land Classified Value	$0
Just Market Value	$32,078

*Cap Differential and Portability	$6,503
Agriculture Classification	$0
Assessed Value	$25,575
Exempt Value (County)	$0
Taxable Value (County)	$25,575

*This property contains a Non Homestead Cap with a differential of $6,503.

Values by District (2019)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	7.156500	$25,575	$183.03	$0	$0.00	$25,575	$183.03
POLK COUNTY SCHOOL BOARD - STATE	3.838000	$32,078	$123.12	$0	$0.00	$32,078	$123.12
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	$32,078	$72.11	$0	$0.00	$32,078	$72.11
TOWN OF LAKE HAMILTON	8.427600	$25,575	$215.54	$0	$0.00	$25,575	$215.54
SOUTHWEST FLA WATER MGMT DIST	0.280100	$25,575	$7.16	$0	$0.00	$25,575	$7.16
		Assessed Taxes:	**$600.96**	**Tax Savings:**	**$0.00**	**Total Taxes:**	**$600.96**

Non-Ad Valorem Assessments (2019)

LN	Code	Desc	Units	Rate	Assessment
1	FI000	POLK COUNTY FIRE SERVICES	1.00	11.00	$11.00
Total Assessments					**$11.00**

Taxes

Desc	Last Year	2019 Final
Taxing District	LAKE HAMILTON/SWFWMD (Code: 90450)	LAKE HAMILTON/SWFWMD (Code: 90450)
Millage Rate	22.1306	21.9502
Ad Valorem Assessments	$595.33	$600.96
Non-Ad Valorem Assessments	$191.00	$11.00
Total Taxes	**$786.33**	**$611.96**

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use the Property Tax Estimator to estimate taxes for this account.

Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2018

Land Value	$23,437.00
Building Value	$12,738.00
Misc. Items Value	$0.00
Just Value (Market)	$36,175.00
SOH Deferred Val	$12,925.00
Assessed Value	$23,250.00
Exempt Value (County)	$0.00
Taxable Value (County)	$23,250.00
2017	
Land Value	$9,375.00
Building Value	$11,761.00
Misc. Items Value	$0.00
Just Value (Market)	$21,136.00
SOH Deferred Val	$0.00
Assessed Value	$21,136.00
Exempt Value (County)	$0.00
Taxable Value (County)	$21,136.00
2016	
Land Value	$9,375.00
Building Value	$11,382.00
Misc. Items Value	$0.00
Just Value (Market)	$20,757.00
SOH Deferred Val	$0.00
Assessed Value	$20,757.00
Exempt Value (County)	$0.00
Taxable Value (County)	$20,757.00
2015	
Land Value	$8,906.00
Building Value	$20,278.00
Misc. Items Value	$0.00
Just Value (Market)	$29,184.00
SOH Deferred Val	$0.00
Assessed Value	$29,184.00
Exempt Value (County)	$0.00
Taxable Value (County)	$29,184.00

DISCLAIMER:
The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Tuesday, January 14, 2020 at 2:19:34 AM

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Jeffrey Ball, Brittney Sandoval

THROUGH: Community Development

FROM: Lisa Harris, Code Enforcement Officer

AGENDA ITEM: Code Case #20250025 -- 0 Rose St, Lake Hamilton FL
272809-822000-090103
Violation(s): Sec 16-176.1 A & B.1 Accessory Uses & Structures w/o Primary: Storing boats / trailers on vacant land (no primary use), and IPMC Sec. 302.1 Exterior Property Sanitation: misc. items, junk / debris stored around the boats / trailers.
Property remains in violation as of 6/11/25.

DATE: June 24, 2025

SUMMARY & RECOMMENDATION: Staff Recommendation: (15) / $100 a day if not brought into compliance. All stored items (boats /trailers and any remaining junk / debris) must be removed from the property.

CONSENT AGENDA ☐ **OLD BUSINESS** ☐ **NEW BUSINESS** ☒

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: No financial impact on Town. However, the respondent will have a cost of enforcement and possible daily fine if not brought into compliance

RECOMMENDATION:

ATTACHMENT(S):
20250025 Revised SM Packet.pdf
20250025 - CM Receipt and Signed Green Card.pdf



U.S. Postal Service™ 2025 0025
CERTIFIED MAIL® RECEIPT June '25
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Lonnie Holmes | Betty M. Holmes
Street and Apt. No., or PO Box No.
764 Graves St
City, State, ZIP+4®
Haines City FL 33844-9224

Postmark Here
MAY 27 2025

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 4974 7897

2025 0025 June '25 Amended Work

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lonnie Holmes
Betty M. Holmes
764 Graves St
Haines City FL
33844-9224

Received JUN 10 2025

9590 9402 6942 1104 6359 66

2. Article Number (Transfer from service label)
7022 3330 0001 4974 7897

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 6/5/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

POST OFFICE HAINES CITY FL
JUN 05 2025

3. Service Type USPS
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Code Enforcement

Special Magistrate for the Town of Lake Hamilton

Violation No. 20250025

Property Address: 0 Rose St

Property Legal: MILLER J T SUB PB 4 PG 87 BLK I LOT 1 N1/2 LESS N 75 FT OF W 154 FT & LESS S 15 FT

Town of Lake Hamilton

Petitioner

v.

Respondent, Lonnie Holmes and Betty M Holmes

AFFIDAVIT OF POSTING AND MAILING

STATE OF FLOIRDA

COUNTY OF POLK

I Lisa Harris, a Code Enforcement Officer for the Town of Lake Hamilton hereby deposes that the following, on the 27th day of May, 2025, the above Respondent was furnished by certified mail with return receipt, and first class mail service a Notice of Hearing in relation to the above case number as required by Florida Statute 162.12(2)(B)1.

I further affirm, that the certified mail has either been refused or delivery could not be completed. I also attest that on a Notice of Hearing was posted on the above captioned property and that a Notice of Hearing was posted in Town Hall.

Lisa Harris

Sworn to and subscribed before me this 27th day of May, 2025 by Lisa Harris

Who is personally known to me and who did not take an oath.

NOTARY PUBLIC STATE OF FLORIDA

YASINA MERCADO
Commission # HH 320904
Expires November 25, 2026

Notary Public
State of Florida

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250025	**Date of Violation:** 03/27/2025	**Property Address:** 0 Rose St Haines City, FL 33844
Property Owner(s): Lonnie Holmes and Betty M Holmes	**Property Owner(s) Address:** 764 Graves St Haines City, FL 33844-9224	**Mailing Address:**
Parcel Number: 272809-822000-090103		
Property Description: MILLER J T SUB PB 4 PG 87 BLK I LOT 1 N1/2 LESS N 75 FT OF W 154 FT & LESS S 15 FT		

NOTICE:

You have been issued a Notice of Violation for violating the Town of Lake Hamilton Codes and/or Regulations. You have been given reasonable time to correct the violation(s), and a re-inspection of the above property will be performed on the date indicated below. Your failure to correct the violation within the time period specified may result in a compliant being filed against the above property owner(s) with the Special Magistrate. Any action taken by the Town of Lake Hamilton, the authority having jurisdiction, could result in a fine that will be charged against the real estate upon which the violation(s) are located and shall be a lien upon such real estate and all other real property owned. If you are unsure about any requirements necessary to correct this violation(s), please contact the Town of Lake Hamilton at 100 Smith Ave. St. Lake Hamilton, Fl. 33851 or call 863-439-1910 between the hours of 8:00 AM and 4:00 PM Monday through Friday. *You have the right to appeal this notice to the Special Magistrate by submitting a written request within 10 days from the date of this notice was served to appear before the Special Magistrate.*

Violation(s): SEC. 16-176.1 A & B.1 ACCESSORY USES & STRUCTURES W/O PRIMARY
Violation(s) Description: LDC ACCESSORY USES W/O PRIMARY SEE 16-176.1 A AND B .1 -- STORAGE OF ITEMS ON PROPERTY W/O PRIMARY STRUCTURE – ALL ITEMS TO INCLUDE VEHICLES, BOATS, TRAILERS, OR ANY TYPE OF ACCESSORY STRUCTURES ARE NOT PERMITTED.
Violation(s): SEC. 302.1 EXTERIOR PROPERTY SANITATION
Violation(s) Description: ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.
Narrative:
Recommended Corrective Action: Please remove all junk / debris and outside storage. Accessory Use violation is that no items including boats / trailers / vehicles etc are not permitted to be parked or stored on a parcel without a primary use

To Be Corrected By: June 4, 2025	**Re-Inspection Date:** June 5, 2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149747897

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250025
Petitioner,
vs.
Lonnie Holmes and Betty M Holmes

Respondent(s),
_____/

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

BEFORE ME, the undersigned authority, personally appeared Lisa Harris for the Town of Lake Hamilton, Florida, who after being duly sworn, deposes and states:

1. That Lonnie Holmes and Betty M Holmes of 764 Graves St, Haines City, FL 33844-9224, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 0 Rose St, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

2. That the described property is in violation of the Ordinance as shown in the Violation Details. (Attached)

3. That a true copy of the Violation Notice(s) previously provided to RESPONDENT is/are attached hereto.

4. That said violation(s) has/have not been corrected.

5. That a true copy of the Notice of Hearing to be served upon the RESPONDENT in conjunction with this Affidavit of Violation is attached hereto.

AFFIRMATION UNDER OATH

Under penalties of perjury, I hereby swear and affirm that I have read this Affidavit and that the facts stated herein are true and correct.

Lisa Harris _____ 5/22/25

Lisa Harris Date
as the Code Inspector for the
Town of Lake Hamilton

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared Lisa Harris, who is personally known to me and after being first duly sworn, deposes and says that affiant is the Code Inspector for the Town of Lake Hamilton, and that the above Affidavit is true and correct to the best of affiant's knowledge and belief.

SWORN TO AND SUBSCRIBED before me, on May 22nd 2025.
(AFFIX NOTARY STAMP)

Notary Public State of Florida
Jeannea Colon
My Commission HH 652741
Expires 3/17/2028

_____
Notary Public, State of Florida

Jeannea Colon.
Printed/Typed Name

If You Have Any Questions Please call 863-439-1910

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 16-176.1 A & B.1
ACCESSORY USES &
STRUCTURES W/O
PRIMARY
SEC. 302.1 EXTERIOR
PROPERTY SANITATION

Narrative:

Recommended corrective action:
Please remove all junk / debris and outside storage. Accessory Use violation is that no items including boats / trailers / vehicles etc are not permitted to be parked or stored on a parcel without a primary use

If You Have Any Questions Please call 863-439-1910

IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA

VIOLATION NO: 20250025

IN RE: 0 Rose St
272809-822000-090103
MILLER J T SUB PB 4 PG 87 BLK I LOT 1 N1/2 LESS N 75 FT OF W 154 FT &
LESS S 15 FT

TOWN OF LAKE HAMILTON, a Florida municipal corporation,
Petitioner

v.

Lonnie Holmes and Betty M Holmes
764 Graves St Haines City, FL 33844-9224
Respondent(s)

ORDER FINDING VIOLATION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before the Special Magistrate after due notice to Respondent(s), having heard testimony under oath, received evidence and heard argument thereupon, issues this "Findings of Fact, Conclusions of Law and Order" pursuant to §162.07(4) and §162.08(5), Florida Statutes:

FINDINGS OF FACT

1. On or about 03/27/2025 there existed at on the above described property, the following conditions in violation of the Code of Ordinances of the Town of Lake Hamilton, such conditions constituting a nuisance and a serious threat to the public health, safety, and welfare within the meaning of §162.06(4), Florida Statutes:

   Violations:
   A. SEC. 16-176.1 A & B.1 ACCESSORY USES & STRUCTURES W/O PRIMARY - LDC ACCESSORY USES W/O PRIMARY SEE 16-176.1 A AND B .1 -- STORAGE OF ITEMS ON PROPERTY W/O PRIMARY STRUCTURE – ALL ITEMS TO INCLUDE VEHICLES, BOATS, TRAILERS, OR ANY TYPE OF ACCESSORY STRUCTURES ARE NOT PERMITTED.

   B. SEC. 302.1 EXTERIOR PROPERTY SANITATION - ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.

2. Captioned real property is located and existing within the corporate limits of the Town of Lake Hamilton, Florida. Respondent(s), as owners(s) of the captioned real property are responsible for maintaining the same in accordance with the Code of Ordinances of the Town of Lake Hamilton. All required notices pursuant to §162.12, Florida Statutes.

CONCLUSIONS OF LAW

3. This Magistrate has jurisdiction over the Respondent(s) and this matter is otherwise properly before this Magistrate. Further, this Magistrate has subject matter jurisdiction pursuant to §2-64 of the Code of Ordinances of the Town of Lake Hamilton

4. The above stated facts constitute a violation of the specific section(s) of the Town Code cited in paragraph 1 herein.

5. The violator did/or did not appear for the hearing.

STATE OF FLORIDA

COUNTY OF POLK

I, the undersigned duly appointed Town Clerk of the Town of Lake Hamilton, Florida, HEREBY CERTIFY that the foregoing is a true and correct copy of the Order Imposing Fine / Administrative Lien for the Town of Lake Hamilton, Petitioner, vs. Lonnie Holmes and Betty M Holmes, 20250025, as shown in the records of the Town on file in the office of the Town Clerk.

WITNESS my hand and the seal of the Town of Lake Hamilton, Florida, this day 27th of May, 2025.

Town Clerk

ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, and upon consideration of (i) the gravity of the violation, (ii) any actions taken by the violator to correct the violation, and (iii) previous violations committed by the violator, it is hereby ORDERED that:

- ☐ Summary Disposition Respondent(s) admit(s) to the violation(s) and request(s) additional time to comply. Respondent(s) has/have waived any defense to the violation(s). Respondent(s) shall have until _____ to Comply or a $ _____ **per day** fine may be imposed.
- ☐ Respondent(s) shall secure captioned property by _____ or a $_____ **per day** fine shall be imposed.
- ☐ Respondent(s) shall have until _____ for total compliance or a $_____ **per day** fine shall be imposed.
- ☐ The Town of Lake Hamilton is hereby **authorized to ABATE** the violation(s) named herein in accordance with F.S. §162.09(1), Florida Statutes, but shall not be required to do so. If abatement occurs, the Town of Lake Hamilton may assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ Pursuant to §162.08(5), Florida Statutes, the Code Enforcement Division of the Town of Lake Hamilton is hereby **authorized to initiate the DEMOLITION** process and assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ The evidence did not support the violation cited. The case is hereby dismissed.
- ☐ Violation(s) did exist at the subject property, but have been remedied. No fine in this matter shall be imposed, however future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such.
- ☐ Violation(s) as identified herein is/are **irreparable or irreversible** in nature. A one-time fine of $_____ is imposed against the Respondent(s) in addition to any fine or costs imposed herein, if any such fine amount or cost amount is imposed.
- ☐ Respondent(s) shall be responsible for **costs incurred** by the Town of Lake Hamilton in prosecuting this case totaling $ _____. The costs shall be paid in full within _____ **days** of this Order. If unpaid, the costs shall be assessed against the subject property as a lien, and this Order, or a subsequent Order Imposing Fine, may be recorded in the Public Records of Polk County as evidence thereof.
- ☐ Respondent(s) has been found in violation as a repeat offender. A fine of $_____ shall be imposed and a $ _____ per day fine shall continue until property is brought into compliance.
- ☐ Pursuant to F.S. §162.09(3) the Special Magistrate authorizes the Town of Lake Hamilton to begin foreclosure procedures on the above captioned property.
- ☑ Other: WITHDRAWN FROM 5/27/25 AGENDA DUE TO NOTICE/DUE PROCESS ISSUES.

YOU ARE NOTIFIED THAT IF THIS ORDER IMPOSES A FINE, ABATEMENT COSTS, OR PROSECUTION COSTS AGAINST YOU THAT pursuant to §162.09(3), Florida Statutes, once final, this ORDER may be recorded in the public records and thereafter may constitute a lien against the captioned real property and upon any other real or personal property owned by you. FURTHER, subsequent certifications or supplemental certifications of fines may be recorded in the public records if the violations mentioned herein may be remedied and you fail to timely do so.

A HEARING IS HEREBY SCHEDULED FOR ON _____ AT THE TOWN OF LAKE HAMILTON, TOWN HALL, 100 SMITH AVE, LAKE HAMILTON FLORIDA 33851, TO CONSIDER THE ENTRY OF AN ORDER IMPOSING FINE AND LIEN.

DONE AND ORDERED (RENDERED) this 27th day of May ,20 25 at Lake Hamilton, Polk County, Florida.

ATTEST:

_____
Town Clerk

_____
Joe Mawhinney, Town of Lake Hamilton Special Magistrate

This ORDER may be appealed to the Special Magistrate within twenty (20) days of the date of its rendition pursuant to Town Ordinance Chapter 2, Sec 2-188, by filing in a timely manner, an Application for Appeal with the Code Enforcement Clerk.

Violation No.: 20250025
Certified Mail Number:

Town of Hamilton Code Compliance Division
Phone: 863-439-4711 ▣ Fax: 863-439-1136 ▣ E-Mail: brittney@townoflakehamilton.com
P.O. Box 126 Lake Hamilton FL 33851 ▣ 100 Smith Ave Lake Hamilton FL 33851

Sec. 16-176. - General requirements for accessory uses and structures.

(a) *Intent, interpretation, definition.* It is the intent of this section to regard certain uses and structures as being accessory to the principal use of the premises so that they may be carried on under the umbrella of the principal use. A use or structure will be considered "accessory" when it is being used in conjunction with the principal use and is incidental and integrally related to the principal use. All accessory structures are listed in table 16-176.1. Accessory structures not listed in table 16-176.1 shall be submitted to the director for consideration and interpretation. An interpretation made by the director may be appealed through the process provided for in article II.

(b) *Relationship to principal use.*

(1) No accessory use or structure shall be allowed on any lot, except in the AG, agricultural district, unless it is accessory to an existing principal use or structure on the lot on which it is to be located.

(2) Construction of an accessory structure shall not commence until construction of the principal building has commenced unless approved by the town council.

(3) For residential lots less than two acres, no detached accessory structure shall be located in any required front yard area. Detached accessory structures may be located in the required rear or side yards. For residential lots exceeding two acres, detached accessory structures may be located in the front yard, rear yard, or side yard. On a corner lot, no accessory structure shall be located closer to the side street right-of-way line than the principal structure.

(4) When an accessory building is attached to a principal structure by a breezeway, roofed passage or otherwise, it shall comply with the yard requirements of the principal building, except for residential private swimming pools with pool cages.

(5) Accessory structures located in non-residential districts shall only be used by the owner, employees of the owner, or tenant of the premises.

(6) Accessory structures located in residential districts shall only be used by the owner or tenant of the principal structure located on the premises, except as further limited herein.

(7) Residential accessory uses shall not be rented or occupied for financial consideration, except for an accessory dwelling unit as further provided for in this chapter.

(c) *Location, number, and height of accessory structures.*

(1) *Location.* A detached accessory structure shall not be closer than four feet to the principal building, or closer than five feet to any other accessory building on the same lot. Within nonresidential districts, accessory structures, except for carports, are prohibited within the side and rear yards of lots adjacent to a neighborhood district.

Storage buildings	All zoning districts
Swimming pools	All zoning districts
Tennis courts	All zoning districts
Any other building or use that the development director determines is customarily incidental to the permitted principal use or principal building	All zoning districts

(e) *Accessory uses and structures permitted by interpretation.* Uses other than those listed herein may be determined to be accessory uses in any district based upon interpretation by the development director.

(f) *Specialty accessory uses and structures.*

(1) *Swimming pools.* Swimming pools are permitted in C and M districts under the same regulations as commercial retail use, and may be used for commercial purposes. Pools located in any R or AG district shall meet the following requirements:

a. *Location.* Swimming pools shall be located only within areas which permit the principal building or the accessory buildings, as measured to the edge of the water.

b. *Fencing.* All swimming pools shall be completely enclosed by a protective fence or wall not less than four feet high.

c. *Private use only.* No pool in any AG or R district may be used for commercial purposes.

d. *Screen enclosures.* Enclosures over and around swimming pools shall be erected so as to conform to setback requirements of accessory buildings; however, such enclosures may be attached to the principal building.

e. *Lighting.* Pools shall be located and installed such that no direct light nor reflected light is visible on adjoining property.

(2) *Home occupations.* The following provisions apply to home occupations:

a. *Employees.* No person other than a member of the family residing on the premises shall be employed in the home occupation.

b.

Driveways. A driveway as a customary accessory use, provided that such driveway only serves a principal use that is allowed in each district in which the driveway is located. Commercial traffic through residential zoning districts is specifically prohibited. A driveway does not count as square footage for purposes of calculating the limitations imposed by subsection (c)(2).

(5) *Accessory use in religious, educational, and community buildings.* Child care center, pre-school, Boy or Girl Scouts or other similar programs shall be permitted as an accessory use in religious, educational, and community buildings.

(g) *Permitted temporary accessory uses and structures.* The following uses are temporary accessory uses in any district unless further limited herein:

(1) Construction/sales office on site of a construction project provided such trailer is removed upon completion of the project. In residential districts, the construction trailer must be removed upon completion of the first residential dwelling unit for the subdivision or project or, in the case of a subdivision or project for which approval has been given for phased development, for the first dwelling unit for that phase.

(2) Portable storage containers — 90 days duration limitation unless approved for a longer duration by the town council.

(3) Roll-off trash container during construction — limited to 90-day duration and may be allowed up to three nonconsecutive times in a one-year period unless approved for a longer duration by the town council.

(4) A temporary recycling collection facility sponsored by a business, school, church, or non-profit community group shall be allowed as an accessory use, provided the following restrictions and conditions are met:

a. Containers are located on business, church, school, or non-profit community group grounds;

b. Activity is at least 150 feet from any adjacent property zoned or used for residential purposes; and

c. The temporary facility is maintained in a clean, litter-free condition on a daily basis.

(5) Sales office in a new residential subdivision model home.

(6) Sales trailer in a new residential subdivision until a model home is complete.

(7) Signs per section 16-334.

(8) Re-locatable classrooms/trailers are permitted as a temporary accessory use to schools and assembly uses in any zoning district.

(h) *Prohibited accessory uses and structures.* The following accessory uses are specifically prohibited:

(1) Automotive repair in residential districts except for personal vehicles being repaired inside a garage.

My Name is Lisa Harris, Certified Code Officer the Town of Lake Hamilton

Case #20250025

Violation Address: 0 Rose St, Lake Hamilton (272809-822000-090103)

I am requesting this case be w/d from the hearing. After reviewing the case I found the green card was not signed therefore, I will be sending an amended notice.

Thank you

Double Sided

20250025
0 Rose St, Haines City (LH)
(272809-822000-090103)
Investigator Lisa Harris
Town of Lake Hamilton Exhibit 1



1

20250025
0 Rose St, Haines City (LH)
(272809-822000-090103)
Investigator Lisa Harris
Town of Lake Hamilton Exhibit 1

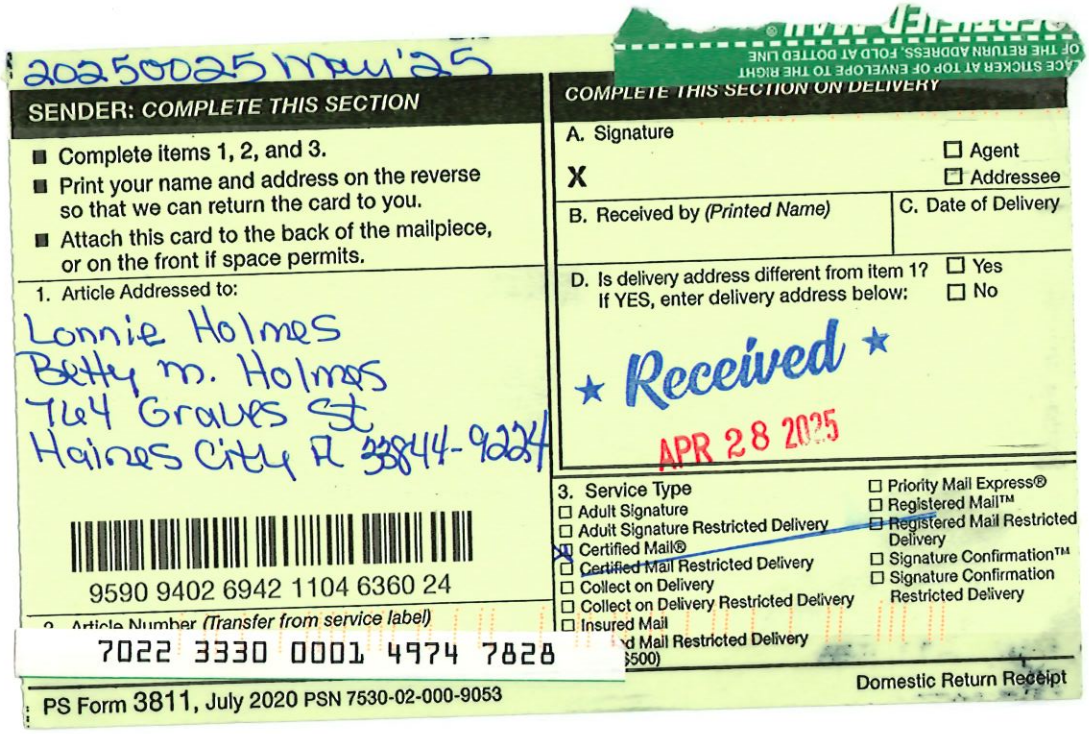


2

20250025
0 Rose St, Haines City (LH)
(272809-822000-090103)
Investigator Lisa Harris
Town of Lake Hamilton Exhibit 1



5



20250025 May'25

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lonnie Holmes
Betty M. Holmes
764 Graves St
Haines City FL 33844-9224

9590 9402 6942 1104 6360 24

2. Article Number (Transfer from service label)
7022 3330 0001 4974 7828

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

★ Received ★
APR 28 2025

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



7022 3330 0001 4974 7828

U.S. Postal Service™ 2025025
CERTIFIED MAIL® RECEIPT may'25
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Haines City, FL 33844

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$9.68

Postmark Here
APR 16 2025
04/16/2025
USPS

Sent To: Lonnie Holmes & Betty M. Holmes
Street and Apt. No., or PO Box No.: 764 Graves St
City, State, ZIP+4®: Haines City FL 33844-9224

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250025	**Date of Violation:** 03/27/2025	**Property Address:** 0 Rose St Haines City, FL 33844
Property Owner(s): Lonnie Holmes and Betty M Holmes	**Property Owner(s) Address:** 764 Graves St Haines City, FL 33844-9224	**Mailing Address:**
Parcel Number: 272809-822000-090103		
Property Description: MILLER J T SUB PB 4 PG 87 BLK I LOT 1 N1/2 LESS N 75 FT OF W 154 FT & LESS S 15 FT		

NOTICE:

You have been issued a Notice of Violation for violating the Town of Lake Hamilton Codes and/or Regulations. You have been given reasonable time to correct the violation(s), and a re-inspection of the above property will be performed on the date indicated below. Your failure to correct the violation within the time period specified may result in a compliant being filed against the above property owner(s) with the Special Magistrate. Any action taken by the Town of Lake Hamilton, the authority having jurisdiction, could result in a fine that will be charged against the real estate upon which the violation(s) are located and shall be a lien upon such real estate and all other real property owned. If you are unsure about any requirements necessary to correct this violation(s), please contact the Town of Lake Hamilton at 100 Smith Ave. St. Lake Hamilton, Fl. 33851 or call 863-439-1910 between the hours of 8:00 AM and 4:00 PM Monday through Friday. *You have the right to appeal this notice to the Special Magistrate by submitting a written request within 10 days from the date of this notice was served to appear before the Special Magistrate.*

Violation(s): SEC. 16-176.1 A & B.1 ACCESSORY USES & STRUCTURES W/O PRIMARY
Violation(s) Description: LDC ACCESSORY USES W/O PRIMARY SEE 16-176.1 A AND B .1 -- STORAGE OF ITEMS ON PROPERTY W/O PRIMARY STRUCTURE – ALL ITEMS TO INCLUDE VEHICLES, BOATS, TRAILERS, OR ANY TYPE OF ACCESSORY STRUCTURES ARE NOT PERMITTED.
Violation(s): SEC. 302.1 EXTERIOR PROPERTY SANITATION
Violation(s) Description: ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.
Narrative: Storage of items on a vacant lot without a primary use is not permitted. Please remove all stored items.
Recommended Corrective Action: Please remove all junk / debris and outside storage. Accessory Use violation is that no items including boats / trailers / vehicles etc are not permitted to be parked or stored on a parcel without a primary use

To Be Corrected By: 05/06/2025	**Re-Inspection Date:** 05/07/2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149747828

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250025
Petitioner,
vs.
Lonnie Holmes and Betty M Holmes

Respondent(s),
_____/

NOTICE OF HEARING

Pursuant to Section 16-37 of the Code of the Town of Lake Hamilton, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Lake Hamilton Code Enforcement Special Magistrate, on **May 27, 2025 at 4:00 pm**in the Council Chambers, Town Hall, 100 Smith Avenue in the Town of Lake Hamilton, Florida. The Code Enforcement Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Affidavit of Violations.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED: 04/16/2025

CODE ENFORCEMENT SPECIAL MAGISTRATE
OF THE TOWN OF LAKE HAMILTON, FLORIDA

By: Lisa Harris
Lisa Harris, Code Investigator

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, Lonnie Holmes and Betty M Holmes, 764 Graves St Haines City FL 33844-9224.

Return Receipt Number: **70223330000149747828**

By: Lisa Harris
Lisa Harris, Code Investigator

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250025
Petitioner,
vs.
Lonnie Holmes and Betty M Holmes

Respondent(s),
_____/

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

BEFORE ME, the undersigned authority, personally appeared Lisa Harris for the Town of Lake Hamilton, Florida, who after being duly sworn, deposes and states:

1. That Lonnie Holmes and Betty M Holmes of 764 Graves St, Haines City, FL 33844-9224, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 0 Rose St, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

2. That the described property is in violation of the Ordinance as shown in the Violation Details. (Attached)

3. That a true copy of the Violation Notice(s) previously provided to RESPONDENT is/are attached hereto.

4. That said violation(s) has/have not been corrected.

5. That a true copy of the Notice of Hearing to be served upon the RESPONDENT in conjunction with this Affidavit of Violation is attached hereto.

AFFIRMATION UNDER OATH

Under penalties of perjury, I hereby swear and affirm that I have read this Affidavit and that the facts stated herein are true and correct.

Lisa Harris _____ 4/16/25

Lisa Harris Date
as the Code Inspector for the
Town of Lake Hamilton

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared Lisa Harris, who is personally known to me and after being first duly sworn, deposes and says that affiant is the Code Inspector for the Town of Lake Hamilton, and that the above Affidavit is true and correct to the best of affiant's knowledge and belief.

SWORN TO AND SUBSCRIBED before me, on 16th day of April.
(AFFIX NOTARY STAMP)

Yasina Mercado
Notary Public, State of Florida

YASINA MERCADO
Commission # HH 320904
Expires November 25, 2026

Yasina Mercado
Printed/Typed Name

If You Have Any Questions Please call 863-439-1910

Code Enforcement Special Magistrate
Town of Lake Hamilton

Exhibit A

Legal description of property owned by RESPONDENT, Lonnie Holmes and Betty M Holmes located at 764 Graves St Haines City FL 33844-9224 and is described as: MILLER J T SUB PB 4 PG 87 BLK I LOT 1 N1/2 LESS N 75 FT OF W 154 FT & LESS S 15 FT, Sub.: and further described as: 0 Rose St, Haines City, FL, 33844.

Violation:

SEC. 16-176.1 A & B.1
ACCESSORY USES &
STRUCTURES W/O
PRIMARY

SEC. 302.1 EXTERIOR
PROPERTY SANITATION

Mailed to:

Lonnie Holmes and Betty M Holmes
764 Graves St Haines City FL 33844-9224

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 16-176.1 A & B.1
ACCESSORY USES &
STRUCTURES W/O
PRIMARY

SEC. 302.1 EXTERIOR
PROPERTY SANITATION

Narrative:
Storage of items on parcel without a primary use is not permitted. Please remove all items

Recommended corrective action:
Please remove all junk / debris and outside storage. Accessory Use violation is that no items including boats / trailers / vehicles etc are not permitted to be parked or stored on a parcel without a primary use

If You Have Any Questions Please call 863-439-1910

COURTESY NOTICE

TOWN OF LAKE HAMILTON
Code Enforcement Division
100 Smith Ave. Lake Hamilton, Florida 33836
(863) 439-1910 - telephone / (863)439-1421 - fax
www.townoflakehamilton.com

Date: 03/27/2025

Case Number: 20250025

Owner(s): Lonnie Holmes and Betty M Holmes

Violation Address: 0 Rose St, Haines City, FL 33844

Property ID: 272809-822000-090103

Violation(s):

1. **SEC. 16-176.1 A & B.1 ACCESSORY USES & STRUCTURES W/O PRIMARY**
   LDC ACCESSORY USES W/O PRIMARY SEE 16-176.1 A AND B .1 -- STORAGE OF ITEMS ON PROPERTY W/O PRIMARY STRUCTURE – ALL ITEMS TO INCLUDE VEHICLES, BOATS, TRAILERS, OR ANY TYPE OF ACCESSORY STRUCTURES ARE NOT PERMITTED.

2. **SEC. 302.1 EXTERIOR PROPERTY SANITATION**
   ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.

Recommended corrective action:

Please remove all junk / debris and outside storage. Accessory Use violation is that no items including boats / trailers / vehicles etc are not permitted to be parked or stored on a parcel without a primary use

The Code Enforcement Unit has either received a complaint and/or has generated a case prompted by violations seen on your property. One or more of those violations are listed above under Violation Description. This is a violation of the Lake Hamilton Land Development Code or the International Property Maintenance Code. We are sending this letter as a courtesy to allow you time to resolve this issue before any further action is taken.

Please take the corrective measures listed above under Required Remedy within 15 days to avoid further code enforcement action. It is your responsibility to contact the Investigator listed below to discuss this letter or to report that the violations have been removed. This property will be re-inspected after 4/12/2025.

If you have any questions regarding this notice, please call the number below. Thank you for your cooperation.

Cordially,

Lisa Harris

Lisa Harris
Code Enforcement Unit
Town of Lake Hamilton
100 Smith Ave / P O Box 126
Lake Hamilton FL 33851
Phone: (863) 439-1910
Cell: (863) 332-0328
Fax: (863) 439-1421
Email: harrisl@townoflakehamilton.com

INSTR # 2008093947
BK 07642 PGS 1408-1409 PG(s)2
RECORDED 06/02/2008 02:26:36 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 7.00
RECORDING FEES 18.50
RECORDED BY V Nace

Prepared by and return to:
Joe T. Martin, P. A.
P. O. Box 949
Lake Wales, FL 33853
863-676-6085
File Number: 0184
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of **May, 2008** between **Jake McCray and Bertha McCray, husband and wife** whose post office address is **742 SW 4th Street, Dania, FL 33004**, grantor, and **Lonnie Holmes and Betty M. Holmes, husband and wife** whose post office address is **764 Graves Street, Haines City, FL 33844**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Polk County, Florida** to-wit:

The North 1/2 of Lot 1, Block I, Less the North 75 feet of the West 154 feet, and Less the South 15 feet, J. T. MILLERS' SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 4, page 87, Public Records of Polk County, Florida.

Parcel Identification Number: 272809-822000-090103

This instrument prepared from information furnished by the parties. No examination of title was made and no responsibility is assumed for title or description problems.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2007**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Audrey B. Council
Witness Name: Audrey B. Council (print name)

Jillian Jones
Witness Name: Jillian Jones (print name)

Jake McCray (Seal)
Jake McCray
742 SW 4th Street, Dania, FL 33004

AUDREY B. COUNCIL
Comm# DD0684064
Expires 6/11/2011
Florida Notary Assn., Inc

Bertha McCray (Seal)
Bertha McCray
742 SW 4th Street, Dania, FL 33004

AUDREY B. COUNCIL
Comm# DD0684064
Expires 6/11/2011
Florida Notary Assn., Inc

DoubleTime®

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 27th day of May, 2008 by Jake McCray and Bertha McCray, who [✓] are personally known or [ ] have produced a driver's license as identification.

Audrey B. Council
Notary Public

[Notary Seal]

AUDREY B. COUNCIL
Comm# DD0684064
Expires 6/11/2011
Florida Notary Assn., Inc

Printed Name: Audrey B. Council

My Commission Expires: 6/11/2011

Polk County
Property Appraiser
Print Date: 05/21/2025

2024

Owner/Mailing Address:
HOLMES LONNIE
HOLMES BETTY M
764 GRAVES ST
HAINES CITY FL 33844-9224

Site Address:
ROSE ST HAINES CITY 33844

27-28-09-822000-090103

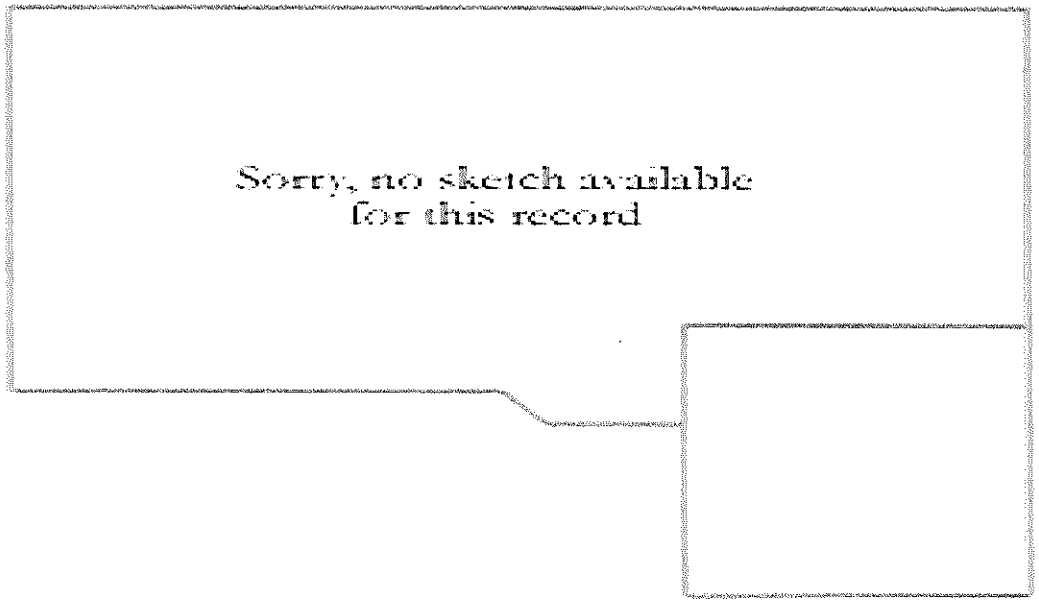
MILLER J T SUB PB 4 PG 87 BLK I LOT 1 N1/2 LESS N 75 FT OF W 154 FT & LESS S 15 FT

Building Characteristics			
Category		Type	
Category	Units		Adjustment
Base Rate Adj.			Adjustment
Depreciation Adj			Adjustment
Type	Class	Quality	Perimeter
Type Style	Class	Quality	Perimeter

AYB	EYB	RCNLD	Norm Dpr	%Good

RCNLD - Replacement Cost New Less Depreciation

0001 Vac.Res



Card 1 of 1
Building No: -

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
05/27/2008	80	V	7642 / 1408	1,000	MCCRAY JAKE	HOLMES LONNIE
12/19/2007	01	I	7517 / 0923	100	HAWKINS REGINA	MCCRAY JAKE
12/14/2007	01	I	7509 / 0017	100	DAVIS BRYANT ESTATE OF	HAWKINS REGINA
11/15/2007	01	I	7484 / 0199	100	DAVIS BENNIE LEE	DAVIS BRYANT ESTATE OF

* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2024 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:
http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272809822000090103

Total Acreage:	**0.13**
Millage Code:	**90450**
Neighborhood Code:	**140390.00**
Neighborhood Adj:	

Value Summary 2024

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	19,075
Classified Land Value:	0
* Assd Land Value:	19,075
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	19,075
Market Value:	19,075
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2009
Usage % Cap:	100.00%
Prior Market:	6,268
Prior Base:	4,419
Initial Base:	4,419
Current Base:	4,419
Maximum Cap:	4,861
Market Value:	19,075

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	4,861
Cap Diff:	14,214
Portability	0
Total Value:	4,861
Exemption Value:	0
Taxable Value:	4,861
School Taxable Val:	19,075

150

Polk County
Property Appraiser
Print Date: 05/21/2025

2024

Owner/Mailing Address:
HOLMES LONNIE
HOLMES BETTY M
764 GRAVES ST
HAINES CITY FL 33844-9224

Site Address:
ROSE ST HAINES CITY 33844

27-28-09-822000-090103

MILLER J T SUB PB 4 PG 87 BLK I LOT 1 N1/2 LESS N 75 FT OF W 154 FT & LESS S 15 FT

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	C	0010	Standard Site	0.00	0.00	2,000.00	S	0	1.00	3.50	3.50	100.00%	7,000
2	C	0010	Standard Site	0.00	0.00	3,450.00	S	0	1.00	3.50	3.50	100.00%	12,075

Sub Areas for Building

Please see https://www.polkpa.org/showLookupTable.aspx?table=sar for a list of codes and descriptions.

N/CS *

Parcel Details: 27-28-09-822000-090103

Owners *Recently purchased this property? Click here.*

HOLMES LONNIE	50%
HOLMES BETTY M	50%

Mailing Address *(Address Change form)*

Address Line 1	**764 GRAVES ST**
Address Line 2	
Address Line 3	**HAINES CITY FL 33844-9224**

Physical Street Address *Looking for site address? Click here.*

Address Line 1	**ROSE ST**
Address Line 2	

Postal City and Zip

City/St/Zip	**HAINES CITY FL 33844**

Parcel Information

Municipality / Taxing District	**LAKE HAMILTON/SWFWMD (Code: 90450)**
Neighborhood	**140390.00** Show Recent Sales in this Neighborhood
Subdivision	**MILLER J T SUB PB 4 PG 87**
Property (DOR) Use Code	**Vac.Res (Code: 0001)**
Acreage	**0.13**
Community Redevelopment Area	**NOT IN CRA**

3/26/25

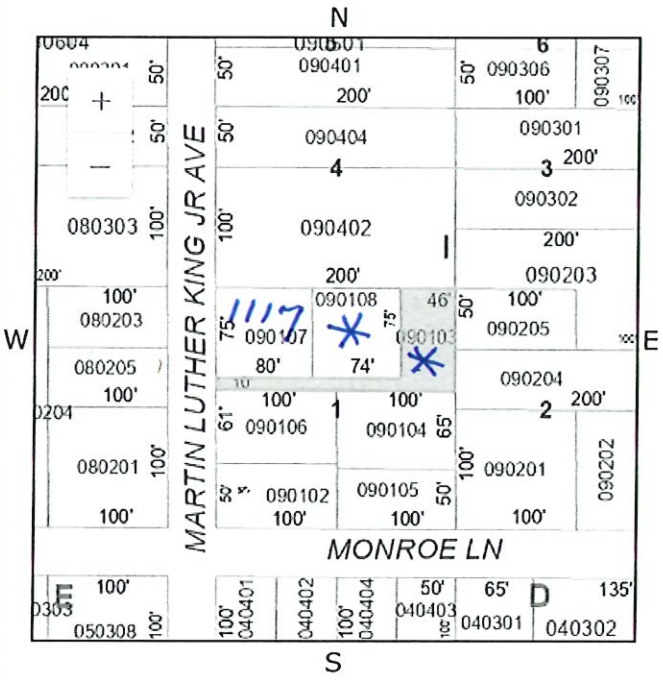
Junk & delapidated items

2025 0025 (3)

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Area Map



Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

Mapping Worksheets (plats) for 272809

Mapping Worksheet HTML (opens	Mapping Worksheet Printable PDF



U.S. Postal Service™ 20250025
CERTIFIED MAIL® RECEIPT
Domestic Mail Only Amended Nov June '25
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To Lonnie Holmes | Betty M. Holmes
Street and Apt. No., or PO Box No. 764 Graves St
City, State, ZIP+4® Haines City FL 33844-9224
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
LAKE HAMILTON, FL 33851
MAY 27 2025
USPS
7022 3330 0001 4974 7897



2025 0025 June '25 Amended Nov

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

★ Received ★ JUN 10 2025

1. Article Addressed to:
Lonnie Holmes
Betty M. Holmes
764 Graves St
Haines City Ft
33844-9224

9590 9402 6942 1104 6359 66

2. Article Number (Transfer from service label)
7022 3330 0001 4974 7897

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X Lonnie Holmes ☐ Agent ☐ Addressee
B. Received by (Printed Name) Lonnie Holmes C. Date of Delivery 6/5/25
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

POST OFFICE HAINES CITY FL 33844
JUN 05 2025
USPS

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Brittney Sandoval

THROUGH: Community Development

FROM: Lisa Harris, Code Enforcement Officer

AGENDA ITEM: Code Case 20250011 -- 510 Pearl St, Haines City (LH) Parcel ID #272809-822000-40102 Violation(s): Sec. 16-178 Parking of Boats and Recreational Vehicles: Several boats/trailers parked/stored around an abandoned structure do not meet the setback requirements and are encroaching onto the adjacent property. Sec. 302.1 Exterior Property Sanitation: for junk/ debris and misc. items all around the abandoned structure. Sec. 302.8 Motor Vehicles: All vehicles including mini-buses must run under their own power and have an assigned license plate with current tag or be removed from the property. Case was continued from the May 27, 2025, Special Magistrate hearing to June 24, 2025.

DATE: June 24, 2025

SUMMARY & RECOMMENDATION: Staff Recommendation: (15) days / $100.00 a day fine if not brought into compliance

CONSENT AGENDA ☐ **OLD BUSINESS** ☐ **NEW BUSINESS** ☒

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: No financial impact for the Town. Possible financial impact for the respondent if not in compliance

RECOMMENDATION:

ATTACHMENT(S):
20250011 SM Packet.pdf

Case #: 20250011
Case Date: 03/05/25
Case Type:
Complaints: Code Officer
Complaintant Name: Lisa Harris
Complaintant Address: 100 Smith Ave, Lake Hamilton FL 33851
Complaintant Phone: 863-332-0328
Description:
Violation: MULTIPLE VIOLATIONS
Recommended Corrective Action: Please remove all junk / debris and outside storage. All vehicles must run under their own power and have a current tag or be removed from the property. Any items not pertaining to the church needs to be removed (boats, trailers, junk / debris and outside storage along with any other misc. items)
Status: Notice Of Hearing
Registered Agent:
Registered Agent Address:
Special Magistrate Hearing Weekday: Tuesday
Hearing Date: 05/27/2025
Cost of Enforcement:
Correct by Date: 05/06/2025
Date Fines Imposed:
# of Days Non-Compliant: 0
Status: Open
Assigned To: Lisa Harris

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
272809-822000-040102	510 Pearl St	MILLER J T SUB PB 4 PG 87 BLK D LOT 1 S 50 FT	Jessie Mae Jackson and Lula Mae Dozier		

Violations

Date	Violation	Description	Notes	Status
03/05/2025	SEC. 16-178 PARKING OF BOATS AND RECREATIONAL VEHICLES	WITHIN ANY RESIDENTIAL DISTRICT, RECREATIONAL VEHICLES EXCEEDING 25 FEET IN LENGTH MAY BE PARKED FOR STORAGE PURPOSES ONLY WITHIN THE SIDE YARD AREA NOT LESS THAN FIVE FEET FROM THE SIDE PROPERTY LINE, AND WITHIN THE REAR YARD AREA NOT LESS THAN FIVE FEET FROM THE REAR PROPERTY LINE. NO SUCH RECREATIONAL VEHICLE MAY BE PARKED BETWEEN ANY PUBLIC STREET AND THE LIVING AREA OF THE PRINCIPAL BUILDING, EXCEPT ON A PAVED DRIVEWAY.	All boats / trailers and hauling trailers must meet the requirements of parking to the side yard and rear yard.	OPEN

03/05/2025	SEC. 302.1 EXTERIOR PROPERTY SANITATION	EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.	Remove all junk / debris and outside storage	OPEN
03/05/2025	SEC. 302.8 MOTOR VEHICLES	EXCEPT AS PROVIDED FOR IN OTHER REGULATIONS, NO INOPERATIVE OR UNLICENSED MOTOR VEHICLE SHALL BE PARKED, KEPT OR STORED ON ANY PREMISES, AND NO VEHICLE SHALL AT ANY TIME BE IN A STATE OF MAJOR DISASSEMBLY, DISREPAIR, OR IN THE PROCESS OF BEING STRIPPED OR DISMANTLED. PAINTING OF VEHICLES IS PROHIBITED UNLESS CONDUCTED INSIDE AN APPROVED SPRAY BOOTH. EXCEPTION: A VEHICLE OF ANY TYPE IS PERMITTED TO UNDERGO MAJOR OVERHAUL, INCLUDING BODY WORK, PROVIDED THAT SUCH WORK IS PERFORMED INSIDE A STRUCTURE OR SIMILARLY ENCLOSED AREA DESIGNED AND APPROVED FOR SUCH PURPOSES.	All vehicles must run under their own power and have current tags or be removed from the property. All boats / trailers and hauling trailers must be operational (not distressed / abandoned)	OPEN

Notes

Date	Note	Created By:
2025-05-14	Reinspected location on 5/13/25 and took pre-hearing photos showing the property is actually getting worse. Prepare May '25 SM packet.	Lisa Harris
2025-05-14	Prepared May '25 SM packet and scanned SM file into case	Lisa Harris
2025-04-17	Received call from Pastor Jackson 863-808-8446 this date 4/17/25 asking for an update on the case. I advised I reinspected location and sent a Violation Notice and NOH with a c.b.d. of 5/6/25. We discussed the property behind which has overflow. I will be making a case on that property as well.	Lisa Harris
2025-04-16	Reinspected location on 4/15/25 and took current photos showing nothing has been completed. Therefore, I am sending a violation notice and NOH.	Lisa Harris
2025-04-16	Prepared violation notice and notice of hearing with a c.b.d. of 5/6/25 or attend the May 27, 2025 SM hearing. Both notices mailed via c/m to Jessie Mae Jackson and Lula Mae Dozier at 25 S 22nd St, Apt 63, Haines City FL 33844-5422. Tracking #70223330000149747811	Lisa Harris
2025-04-15	Reinspected location this date 4/15/2025 and took current photos showing nothing has been moved. Will send notice	Lisa Harris
2025-03-26	Reinspected location this date 3/26/25 and took current photos. Some of the ov/g has been removed however, there is still a lot more work to do. I originally gave them a (15) days verbal. I will now send a courtesy letter	Lisa Harris
2025-03-26	Prepared courtesy letter this date giving (15) days or until 4/10/25 to correct. Courtesy letter mailed to Jessie Mae Jackson and Lula Mae Dozier at 25 S 22nd St, Apt 63, Haines City FL 33844-5422	Lisa Harris
2025-03-05	Received notification from Pastor Jackson yesterday 3/4/25 regarding this property. I went by to determine there is a lot of junk / debris, motor vehicle violations as well as delipidated boats, trailers and hauling trailers. I texted Pastor Jackson an aerial from Property Appraisers showing all the violations on this parcel as well as the property adjacent. I advised him I was generating this case.	Lisa Harris

Uploaded Files

Date	File Name
05/14/2025	

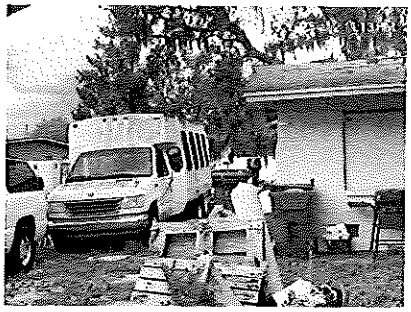
05/14/2025



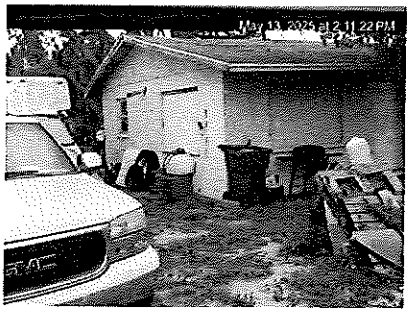
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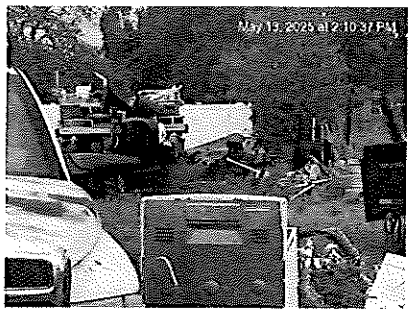
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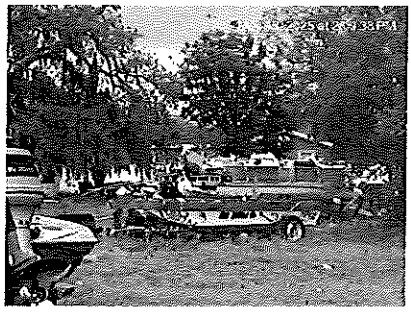
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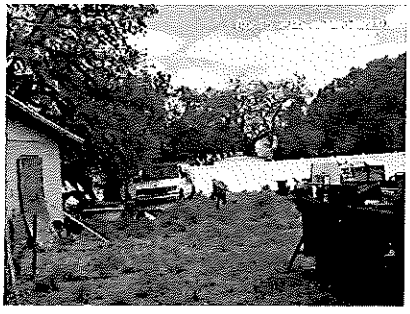
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04/17/2025

04/17/2025

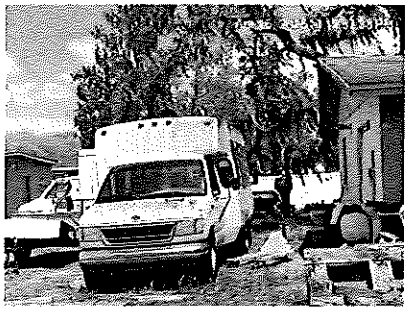
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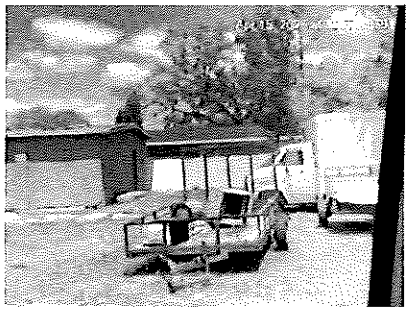
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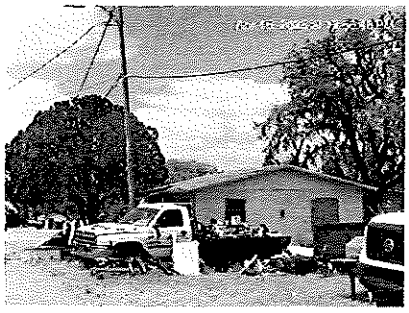
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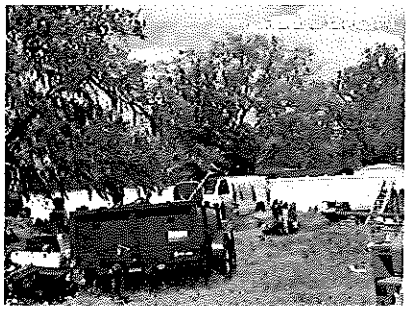
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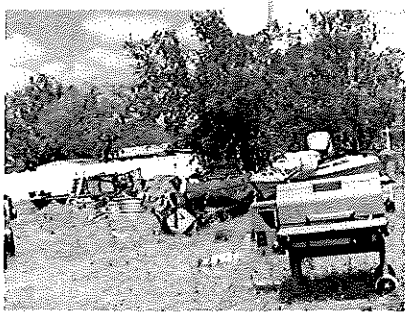
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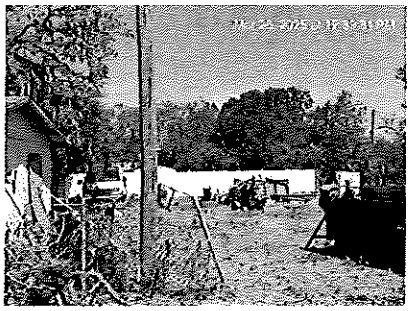
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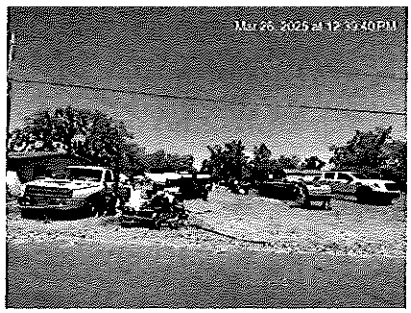
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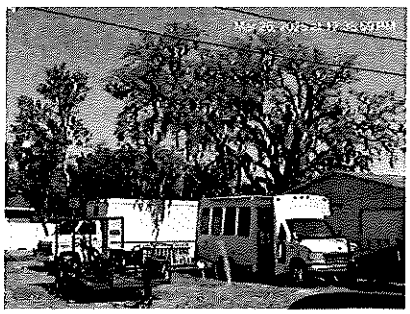
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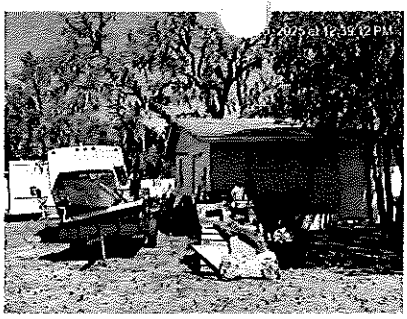
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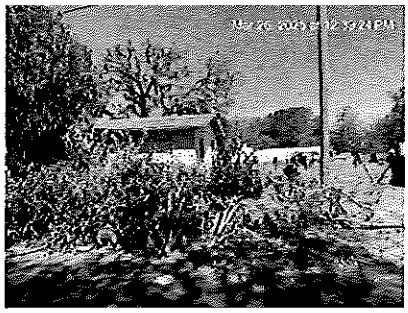
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USPS Tracking®

FAQs >

Tracking Number:

Remove X

70223330000149747811

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 11:13 am on May 12, 2025 in HAINES CITY, FL 33844.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

HAINES CITY, FL 33844
May 12, 2025, 11:13 am

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Feedback

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

7022 3330 0001 4974 7811

U.S. Postal Service™ 20250011
CERTIFIED MAIL® RECEIPT may'25
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Haines City, FL 33844

Certified Mail Fee $4.85

Extra Services & Fees (*check box, add fee as appropriate*)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage $0.73

Total Postage and Fees $9.68

Postmark Here
LAKE HAMILTON, FL 33851
APR 16 2025
0942
01
04/16/2025
USPS

Sent To: Jessie Mae Jackson & Lula Mae Dozier

Street and Apt. No., or PO Box No.: 255 22nd St, Apt 63

City, State, ZIP+4®: Haines City FL 33844-5422

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

OFFICIAL USE

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250011	**Date of Violation:** 03/05/2025	**Property Address:** 510 Pearl St Haines City, FL 33844
Property Owner(s): Jessie Mae Jackson and Lula Mae Dozier	**Property Owner(s) Address:** 25 S 22nd St, Apt 63 Haines City, FL 33844-5422	**Mailing Address:**
Parcel Number: 272809-822000-040102		
Property Description: MILLER J T SUB PB 4 PG 87 BLK D LOT 1 S 50 FT		

NOTICE:

You have been issued a Notice of Violation for violating the Town of Lake Hamilton Codes and/or Regulations. You have been given reasonable time to correct the violation(s), and a re-inspection of the above property will be performed on the date indicated below. Your failure to correct the violation within the time period specified may result in a compliant being filed against the above property owner(s) with the Special Magistrate. Any action taken by the Town of Lake Hamilton, the authority having jurisdiction, could result in a fine that will be charged against the real estate upon which the violation(s) are located and shall be a lien upon such real estate and all other real property owned. If you are unsure about any requirements necessary to correct this violation(s), please contact the Town of Lake Hamilton at 100 Smith Ave. St. Lake Hamilton, Fl. 33851 or call 863-439-1910 between the hours of 8:00 AM and 4:00 PM Monday through Friday. *You have the right to appeal this notice to the Special Magistrate by submitting a written request within 10 days from the date of this notice was served to appear before the Special Magistrate.*

Violation(s): SEC. 16-178 PARKING OF BOATS AND RECREATIONAL VEHICLES
Violation(s) Description: WITHIN ANY RESIDENTIAL DISTRICT, RECREATIONAL VEHICLES EXCEEDING 25 FEET IN LENGTH MAY BE PARKED FOR STORAGE PURPOSES ONLY WITHIN THE SIDE YARD AREA NOT LESS THAN FIVE FEET FROM THE SIDE PROPERTY LINE, AND WITHIN THE REAR YARD AREA NOT LESS THAN FIVE FEET FROM THE REAR PROPERTY LINE. NO SUCH RECREATIONAL VEHICLE MAY BE PARKED BETWEEN ANY PUBLIC STREET AND THE LIVING AREA OF THE PRINCIPAL BUILDING, EXCEPT ON A PAVED DRIVEWAY.
Violation(s): SEC. 302.1 EXTERIOR PROPERTY SANITATION
Violation(s) Description: ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.
Violation(s): SEC. 302.8 MOTOR VEHICLES
Violation(s) Description: EXCEPT AS PROVIDED FOR IN OTHER REGULATIONS, NO INOPERATIVE OR UNLICENSED MOTOR VEHICLE SHALL BE PARKED, KEPT OR STORED ON ANY PREMISES, AND NO VEHICLE SHALL AT ANY TIME BE IN A STATE OF MAJOR DISASSEMBLY, DISREPAIR, OR IN THE PROCESS OF BEING STRIPPED OR DISMANTLED. PAINTING OF VEHICLES IS PROHIBITED UNLESS CONDUCTED INSIDE AN APPROVED SPRAY BOOTH. EXCEPTION: A VEHICLE OF ANY TYPE IS PERMITTED TO UNDERGO MAJOR OVERHAUL, INCLUDING BODY WORK, PROVIDED THAT SUCH WORK IS PERFORMED INSIDE A STRUCTURE OR SIMILARLY ENCLOSED AREA DESIGNED AND APPROVED FOR SUCH PURPOSES.

Narrative: Please clean church property to where it is an appearance of church property. Storage of boats / trailers, outside storage, junk / debris and all vehicles that either do not run under their own power or do not have a current tag must be removed.
Recommended Corrective Action: Please remove all junk / debris and outside storage. All vehicles must run under their own power and have a current tag or be removed from the property. Any items not pertaining to the church needs to be removed (boats, trailers, junk / debris and outside storage along with any other misc. items)

To Be Corrected By: 05/06/2025	**Re-Inspection Date:** 05/07/2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149747811

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250011
Petitioner,
vs.
Jessie Mae Jackson and Lula Mae Dozier

Respondent(s),
_____/

NOTICE OF HEARING

Pursuant to Section 16-37 of the Code of the Town of Lake Hamilton, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Lake Hamilton Code Enforcement Special Magistrate, on **May 27, 2025 at 4:00 pm**in the Council Chambers, Town Hall, 100 Smith Avenue in the Town of Lake Hamilton, Florida. The Code Enforcement Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Affidavit of Violations.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED: 04/16/2025

CODE ENFORCEMENT SPECIAL MAGISTRATE
OF THE TOWN OF LAKE HAMILTON, FLORIDA

By: Lisa Harris
Lisa Harris, Code Investigator

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, Jessie Mae Jackson and Lula Mae Dozier, 25 S 22nd St, Apt 63 Haines City FL 33844-5422.

Return Receipt Number: **70223330000149747811**

By: Lisa Harris
Lisa Harris, Code Investigator

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250011
Petitioner,
vs.
Jessie Mae Jackson and Lula Mae Dozier

Respondent(s),
_____/
STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

BEFORE ME, the undersigned authority, personally appeared Lisa Harris for the Town of Lake Hamilton, Florida, who after being duly sworn, deposes and states:

1. That Jessie Mae Jackson and Lula Mae Dozier of 25 S 22nd St, Apt 63, Haines City, FL 33844-5422, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 510 Pearl St, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

2. That the described property is in violation of the Ordinance as shown in the Violation Details. (Attached)

3. That a true copy of the Violation Notice(s) previously provided to RESPONDENT is/are attached hereto.

4. That said violation(s) has/have not been corrected.

5. That a true copy of the Notice of Hearing to be served upon the RESPONDENT in conjunction with this Affidavit of Violation is attached hereto.

AFFIRMATION UNDER OATH

Under penalties of perjury, I hereby swear and affirm that I have read this Affidavit and that the facts stated herein are true and correct.

Lisa Harris _____ 4/16/25 _____

Lisa Harris Date
as the Code Inspector for the
Town of Lake Hamilton

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared Lisa Harris, who is personally known to me and after being first duly sworn, deposes and says that affiant is the Code Inspector for the Town of Lake Hamilton, and that the above Affidavit is true and correct to the best of affiant's knowledge and belief.

SWORN TO AND SUBSCRIBED before me, on this 16th day of April
(AFFIX NOTARY STAMP)

Yasina Mercado
Notary Public, State of Florida

NOTARY PUBLIC STATE OF FLORIDA
YASINA MERCADO
Commission # HH 320904
Expires November 25, 2026

Yasina Mercado
Printed/Typed Name

If You Have Any Questions Please call 863-439-1910

Code Enforcement Special Magistrate
Town of Lake Hamilton

Exhibit A

Legal description of property owned by RESPONDENT, Jessie Mae Jackson and Lula Mae Dozier located at 25 S 22nd St, Apt 63 Haines City FL 33844-5422 and is described as: MILLER J T SUB PB 4 PG 87 BLK D LOT 1 S 50 FT, Sub.: and further described as: 510 Pearl St, Haines City, FL, 33844.

Violation:

SEC. 16-178 PARKING OF BOATS AND RECREATIONAL VEHICLES

SEC. 302.1 EXTERIOR PROPERTY SANITATION

SEC. 302.8 MOTOR VEHICLES

Mailed to:

Jessie Mae Jackson and Lula Mae Dozier
25 S 22nd St, Apt 63 Haines City FL 33844-5422

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 16-178 PARKING OF BOATS AND RECREATIONAL VEHICLES

SEC. 302.1 EXTERIOR PROPERTY SANITATION

SEC. 302.8 MOTOR VEHICLES

Narrative:

Recommended corrective action:
Please remove all junk / debris and outside storage. All vehicles must run under their own power and have a current tag or be removed from the property. Any items not pertaining to the church needs to be removed (boats, trailers, junk / debris and outside storage along with any other misc. items)

COURTESY NOTICE

TOWN OF LAKE HAMILTON
Code Enforcement Division
100 Smith Ave. Lake Hamilton, Florida 33836
(863) 439-1910 - telephone / (863)439-1421 - fax
www.townoflakehamilton.com

Date: 03/26/2025

Case Number: 20250011

Owner(s): Jessie Mae Jackson and Lula Mae Dozier

Violation Address: 510 Pearl St, Haines City, FL 33844

Property ID: 272809-822000-040102

Violation(s):

1. **SEC. 16-178 PARKING OF BOATS AND RECREATIONAL VEHICLES**
   WITHIN ANY RESIDENTIAL DISTRICT, RECREATIONAL VEHICLES EXCEEDING 25 FEET IN LENGTH MAY BE PARKED FOR STORAGE PURPOSES ONLY WITHIN THE SIDE YARD AREA NOT LESS THAN FIVE FEET FROM THE SIDE PROPERTY LINE, AND WITHIN THE REAR YARD AREA NOT LESS THAN FIVE FEET FROM THE REAR PROPERTY LINE. NO SUCH RECREATIONAL VEHICLE MAY BE PARKED BETWEEN ANY PUBLIC STREET AND THE LIVING AREA OF THE PRINCIPAL BUILDING, EXCEPT ON A PAVED DRIVEWAY.
2. **SEC. 302.1 EXTERIOR PROPERTY SANITATION**
   ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.
3. **SEC. 302.8 MOTOR VEHICLES**
   EXCEPT AS PROVIDED FOR IN OTHER REGULATIONS, NO INOPERATIVE OR UNLICENSED MOTOR VEHICLE SHALL BE PARKED, KEPT OR STORED ON ANY PREMISES, AND NO VEHICLE SHALL AT ANY TIME BE IN A STATE OF MAJOR DISASSEMBLY, DISREPAIR, OR IN THE PROCESS OF BEING STRIPPED OR DISMANTLED. PAINTING OF VEHICLES IS PROHIBITED UNLESS CONDUCTED INSIDE AN APPROVED SPRAY BOOTH.
   EXCEPTION: A VEHICLE OF ANY TYPE IS PERMITTED TO UNDERGO MAJOR OVERHAUL, INCLUDING BODY WORK, PROVIDED THAT SUCH WORK IS PERFORMED INSIDE A STRUCTURE OR SIMILARLY ENCLOSED AREA DESIGNED AND APPROVED FOR SUCH PURPOSES.

Recommended corrective action:

Please remove all junk / debris and outside storage. All vehicles must run under their own power and have a current tag or be removed from the property. Any items not pertaining to the church needs to be removed (boats, trailers, junk / debris and outside storage along with any other misc. items)

The Code Enforcement Unit has either received a complaint and/or has generated a case prompted by violations seen on your property. One or more of those violations are listed above under Violation Description. This is a violation of the Lake Hamilton Land Development Code or the International Property Maintenance Code. We are sending this letter as a courtesy to allow you time to resolve this issue before any further action is taken.

Please take the corrective measures listed above under Required Remedy within 15 days to avoid further code enforcement action. It is your responsibility to contact the Investigator listed below to discuss this letter or to report that the violations have been removed. This property will be re-inspected after 4/11/2025.

If you have any questions regarding this notice, please call the number below. Thank you for your cooperation.

Cordially,

Lisa Harris

Lisa Harris
Code Enforcement Unit
Town of Lake Hamilton
100 Smith Ave / P O Box 126
Lake Hamilton FL 33851
Phone: (863) 439-1910
Cell: (863) 332-0328
Fax: (863) 439-1421
Email: harrisl@townoflakehamilton.com

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

THOMAS L. WHITE, Attorney
P.O. Box 458
800 Hinson Avenue
HAINES CITY, FLORIDA 33844

PLK049973

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

POLK OFF. REC. 1824 PAGE 1867

'78 AUG 2 AM 11:56

This Indenture, Made this 31 day of July 1978, Between

ANNIE NELL BLACK

of the County of Polk, State of Florida, grantor*, and

ANNIE NELL BLACK a life estate with remainder to JESSIE MAE JACKSON and LULA MAE DOZIER

whose post office address is P.O. Box 273, Lake Hamilton, Florida, 33851

of the County of Polk, State of Florida, grantee

Witnesseth, That said grantor, for and in consideration of the sum of

----------LOVE AND AFFECTION----------

Dollars

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

Beginning at the southwest corner of Lot 1, Block "D" in the SE¼ of the SE¼ of Section 9, Township 28 South, Range 27 East, run 200 feet east, thence north 50 feet, thence west 200 feet, thence south 50 feet to point of beginning, being a portion of J. T. Miller's Subdivision, according to Public Records of Polk County, Florida.

GRANTOR HAS RETAINED A LIFE ESTATE IN THE ABOVE-DESCRIBED PROPERTY.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Thomas L. White

Roberta J. White

Annie Nell Black (Seal)
ANNIE NELL BLACK

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ANNIE NELL BLACK to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31 day of July 19 78.

Roberta J. White
Notary Public

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires July 7, 1981
Bonded By American Fire & Casualty Co.

PLK049973

FILED, RECORDED AND RECORD VERIFIED
E.D. 'Bud' DIXON, Clk. Cir. Ct.
POLK COUNTY, FLA.
BY CJA D.C.

1210

Polk County
Property Appraiser
Print Date: 05/14/2025

2024

Owner/Mailing Address:
JACKSON JESSIE MAE
DOZIER LULA MAE
25 S 22ND ST APT 63
HAINES CITY FL 33844-5422

Site Address:
510 PEARL ST HAINES CITY 33844

27-28-09-822000-040102
MILLER J T SUB PB 4 PG 87 BLK D LOT 1 S 50 FT

Building Characteristics	
Category	**Type**
Drive/Walk Way	NONE-DIRT
Exterior Wall	UNFINISHED
Fencing	None
Floor Cover	CONCRETE
Frame / Const Type	MASONRY/BLOCK
Interior Wall	DRYWALL
Roof Structure	GABLE-SHINGLE
Shape	SQUARE
	SINGLE FAMILY
Substruct	Continuous Wall

Category	Units	Adjustment
Cntrl Heating / AC	0.7	-1365
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	2	0
Room: Full Bath	1	0
Room: Half Bath	0	0

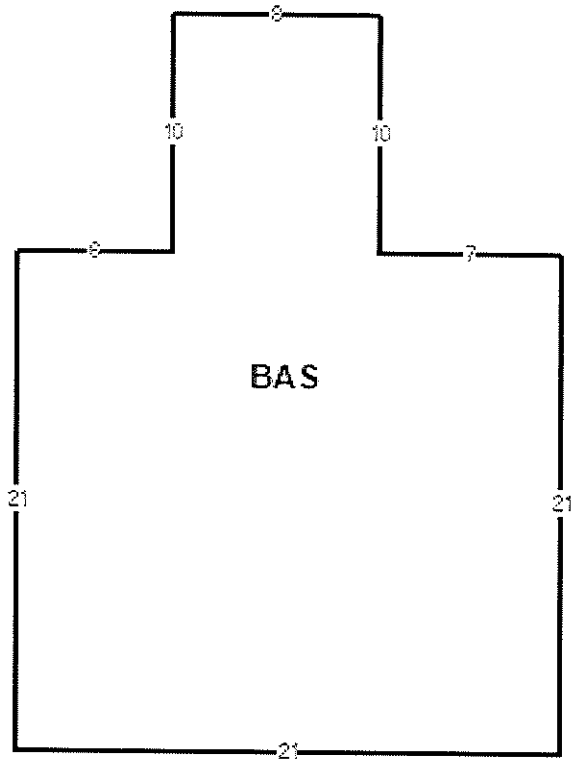
Base Rate Adj.	Adjustment
Size Adjustment	1.28030
Story Height Adj	1.00000

Depreciation Adj		Adjustment	
Type	**Class**	**Quality**	**Perimeter**
SS	0	AV	104

	EYB	RCNLD	Norm Dpr	%Good
1961	1961	38,675	40.00%	60.00%

RCNLD - Replacement Cost New Less Depreciation

0100 SFR up to 2.49 AC



Card 1 of 1
Building No: 1 - Single Family

Total Acreage:	0.23
Millage Code:	90450
Neighborhood Code:	140390.00
Neighborhood Adj:	1.15

Value Summary 2024

Market Valuation Method: Marshall & Swift

Market Valuation:	
Market Land Value:	27,750
Classified Land Value:	0
* Assd Land Value:	27,750
* Tot Bldg Value:	38,675
* Tot XF Value:	1,000
Tot Jst Value:	67,425
Market Value:	67,425
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2008
Usage % Cap:	100.00%
Prior Market:	49,559
Prior Base:	16,506
Initial Base:	16,506
Current Base:	16,506
Maximum Cap:	18,157
Market Value:	67,425

Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	18,157
Cap Diff:	49,268
Portability	0
Total Value:	18,157
Exemption Value:	0
Taxable Value:	18,157
School Taxable Val:	67,425

Sales Data

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
07/01/1978	03	E	1824 / 1867	100	BLACK ANNIE NELL	JACKSON JESSIE MAE
07/01/1978	03	E	1824 / 1866	100		

* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2024 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:
http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272809822000040102

Joe G. Tedder,
Tax Collector for Polk C

Lookup Cart Sign

Account 272809-822000-040102

Tax Year 2024

Watch

Unpaid Bills All Bills

Year	Owner	Due	Payor	Paid On	Status	Paid	Actions
2022	JACKSON JESSIE MAE	N / A	–	–	Delinquent		
	Total Due	N / A					Add all

Parcel Details

Appraiser Info Parcel Map

Bill Number
1301176

Property Type
Real

Owner
JACKSON JESSIE MAE
25 S 22ND ST APT 63
HAINES CITY, FL

DBA

Parcel Details: 27-28-09-822000-040102

Owners *Recently purchased this property? Click here.*

JACKSON JESSIE MAE	50%
DOZIER LULA MAE	50%

Mailing Address *(Address Change form)*

Address Line 1	**25 S 22ND ST APT 63**
Address Line 2	
Address Line 3	**HAINES CITY FL 33844-5422**

Physical Street Address *Looking for site address? Click here.*

Address Line 1	**510 PEARL ST**
Address Line 2	

Postal City and Zip

City/St/Zip	**HAINES CITY FL 33844**

Parcel Information

Municipality / Taxing District	**LAKE HAMILTON/SWFWMD (Code: 90450)**
Neighborhood	**140390.00** Show Recent Sales in this Neighborhood
Subdivision	**MILLER J T SUB PB 4 PG 87**
Property (DOR) Use Code	**SFR up to 2.49 AC (Code: 0100)**
Acreage	**0.23**
Community Redevelopment Area	**NOT IN CRA**

3/5/25

2025001 1

Verbal 15 days

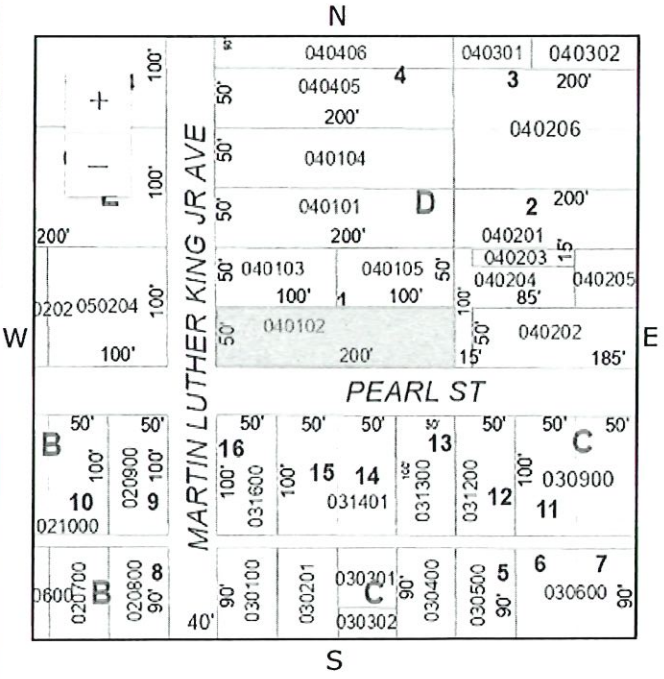
Rev 3/25/25

Junk, n/a veh's. Boats, hauling trailers

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Area Map



Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

Mapping Worksheets (plats) for 272809

Mapping Worksheet HTML (opens	Mapping Worksheet Printable PDF

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Brittney Sandoval

THROUGH: Community Development

FROM: Lisa Harris, Code Enforcement

AGENDA ITEM: Code Case #20250036 -- 4302 Periwinkle Pl, Lake Hamilton FL 33851.Parcel ID #272809-822002-017010. Owner: Vanessa Torres Viera. Violation: Sec. 105 Permits Required: Installing a fence without permits. As of 6/17/25 Permit #250371 was cancelled. Permit #250461 has been obtained and finalized.

DATE: June 24, 2025

SUMMARY & RECOMMENDATION: Staff Recommendation: Hear for repeat status and the cost of enforcement.

CONSENT AGENDA ☐ **OLD BUSINESS** ☐ **NEW BUSINESS** ☒

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☒ NO: ☐

If Yes, Please Explain: For the Town "NO". For the respondent they will be responsible for the Cost of Enforcement in the amount of $56.96

RECOMMENDATION:

ATTACHMENT(S):
20250036 June 24, 2025 SM packet.pdf

Permit #: 250371
Permit Date: 05/13/25
Permit Type:
Permit Type: Building/Residential
Permit Prefix: BPR
Permit Issued:
Site Address: 4302 Periwinkle Pl
Applicant Name: Daisy Rayo
Applicant Address: 4455 Edwards Rd
Applicant City, State, Zip: Plant City, FL 33567
Applicant Email: Reyesfenceinc@gmail.com
Applicant Phone: 8137569750
Description: Tan vinyl fence installation backyard
Square Feet: 152
Roof/Residential:
Construction Cost: 4704
Square Feet Living Space:
S/I Improvements:
Status: Denied
Assigned To: Shawna Schuette

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Reyes Fence, INC	Daisy Rayo	813-756-9750	4455 Edwards Rd	Registered Fence	Business Tax Receipt	28817
Reyes Fence, INC	Daisy Rayo	813-756-9750	4455 Edwards Rd	Registered Fence	General Liability	BGFL0021391904
Reyes Fence, INC	Daisy Rayo	813-756-9750	4455 Edwards Rd	Registered Fence	Worker's Compensation	MWC0151834-04

Attached Letters

Date	Letter	Description
05/13/2025	Web Form - Permit Application	

otes

Date	Note	Created By:
05/14/2025	Waiting for contractor registration - received - SS	Shawna Schuette
05/14/2025	Not approved - need corrected site plan - SS	Shawna Schuette

Uploaded Files

Date	File Name
05/13/2025	2cc14e4d01ec6f1a18568b953eb2f7d8_periwinkle.pdf
05/13/2025	878cd424d526f402cad89d3e769877d4_periwinkle_.pdf

CERTIFIED MAIL®

Town of Lake Hamilton
P. O. Box 126
Lake Hamilton, FL 33851-0126

TAMPA FL 335
14 MAY 2025AM 4 L

7022 3330 0001 4974 7842

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 33851 $ 009.92°
02 7H
0006169434 MAY 13 2025

1st NOTICE 5/29
2nd NOTICE 5/25
RETURNED 6/4

RETURN RECEIPT REQUESTED

Vanessa Torres Viera UTF V
17028 Peaceful Valley Dr
Winauma, FL 335984270

124

NIXIE 339 DE 1 0005/18/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 33851012626 *2101-01321-14-16

20250036 V.N.4 NOH



U.S. Postal Service™ 20250036
CERTIFIED MAIL® RECEIPT June '25
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Received MAY 13 2025

Postmark Here

MAY 13 2025

Sent To
Vanessa Torres Viera
Street and Apt. No., or PO Box No.
17038 Peaceful Valley DR
City, State, ZIP+4®
Wimauma, FL 33598-4270

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0001 4974 7842

Code Enforcement

Special Magistrate for the Town of Lake Hamilton

Violation No. 20250036

Property Address: 4302 Periwinkle Pl

Property Legal: SCENIC TERRACE SOUTH PHASE 1 PB 199 PGS 5-15 BLK 17 LOT 1

Town of Lake Hamilton

Petitioner

v.

Respondent, Vanessa Torres Viera

AFFIDAVIT OF POSTING AND MAILING

STATE OF FLOIRDA

COUNTY OF POLK

I Lisa Harris, a Code Enforcement Officer for the Town of Lake Hamilton hereby deposes that the following, on the 13th day of May, 2025, the above Respondent was furnished by certified mail with return receipt, and first class mail service a Notice of Hearing in relation to the above case number as required by Florida Statute 162.12(2)(B)1.

I further affirm, that the certified mail has either been refused or delivery could not be completed. I also attest that on a Notice of Hearing was posted on the above captioned property and that a Notice of Hearing was posted in Town Hall.

Lisa Harris

Lisa Harris

Sworn to and subscribed before me this 13th day of May, 2025 by Lisa Harris

Who is personally known to me and who did not take an oath.

Yasina Mercado

Notary Public
State of Florida

YASINA MERCADO
Commission # HH 320904
Expires November 25, 2026

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250036	**Date of Violation:** 04/17/2025	**Property Address:** 4302 Periwinkle Pl Lake Hamilton, FL 33851
Property Owner(s): Vanessa Torres Viera	**Property Owner(s) Address:** 17028 Peaceful Valley Dr Wimauma, FL 33598-4270	**Mailing Address:**
Parcel Number: 272809-822002-017010		
Property Description: SCENIC TERRACE SOUTH PHASE 1 PB 199 PGS 5-15 BLK 17 LOT 1		

NOTICE:

You have been issued a Notice of Violation for violating the Town of Lake Hamilton Codes and/or Regulations. You have been given reasonable time to correct the violation(s), and a re-inspection of the above property will be performed on the date indicated below. Your failure to correct the violation within the time period specified may result in a compliant being filed against the above property owner(s) with the Special Magistrate. Any action taken by the Town of Lake Hamilton, the authority having jurisdiction, could result in a fine that will be charged against the real estate upon which the violation(s) are located and shall be a lien upon such real estate and all other real property owned. If you are unsure about any requirements necessary to correct this violation(s), please contact the Town of Lake Hamilton at 100 Smith Ave. St. Lake Hamilton, Fl. 33851 or call 863-439-1910 between the hours of 8:00 AM and 4:00 PM Monday through Friday. *You have the right to appeal this notice to the Special Magistrate by submitting a written request within 10 days from the date of this notice was served to appear before the Special Magistrate.*

Violation(s): SEC. 105 PERMITS REQUIRED	
Violation(s) Description: ANY OWNER, AUTHORIZED AGENT, OR CONTRACTOR WHO DESIRES TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER REPAIR, REMOVE, CONVERT OR REPLACE ANY ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM, IN THE INSTALLATION OF WHICH IS REGULATED BY THE TECHNICAL CODES, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT FOR THE WORK.	
Narrative: Please obtain a permit for the installation of a fence	
Recommended Corrective Action: Please obtain permit for installation of fence	
To Be Corrected By: 5/28/2025	**Re-Inspection Date:** 5/29/2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149747842

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250036
Petitioner,
vs.
Vanessa Torres Viera

Respondent(s),
_____/

NOTICE OF HEARING

Pursuant to Section 16-37 of the Code of the Town of Lake Hamilton, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Lake Hamilton Code Enforcement Special Magistrate, on **June 24, 2025 at 3:00 pmin** the Council Chambers, Town Hall, 100 Smith Avenue in the Town of Lake Hamilton, Florida. The Code Enforcement Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Affidavit of Violations.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED: 05/13/2025

CODE ENFORCEMENT SPECIAL MAGISTRATE
OF THE TOWN OF LAKE HAMILTON, FLORIDA

By: Lisa Harris
Lisa Harris, Code Investigator

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, Vanessa Torres Viera, 17028 Peaceful Valley Dr Wimauma FL 33598-4270.

Return Receipt Number: **70223330000149747842**

By: Lisa Harris
Lisa Harris, Code Investigator

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250036
Petitioner,
vs.
Vanessa Torres Viera

Respondent(s),
_____/

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

BEFORE ME, the undersigned authority, personally appeared Lisa Harris for the Town of Lake Hamilton, Florida, who after being duly sworn, deposes and states:

1. That Vanessa Torres Viera of 17028 Peaceful Valley Dr, Wimauma, FL 33598-4270, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 4302 Periwinkle Pl, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

2. That the described property is in violation of the Ordinance as shown in the Violation Details. (Attached)

3. That a true copy of the Violation Notice(s) previously provided to RESPONDENT is/are attached hereto.

4. That said violation(s) has/have not been corrected.

5. That a true copy of the Notice of Hearing to be served upon the RESPONDENT in conjunction with this Affidavit of Violation is attached hereto.

AFFIRMATION UNDER OATH

Under penalties of perjury, I hereby swear and affirm that I have read this Affidavit and that the facts stated herein are true and correct.

Lisa Harris — 5/13/25

Lisa Harris — Date
as the Code Inspector for the
Town of Lake Hamilton

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared Lisa Harris, who is personally known to me and after being first duly sworn, deposes and says that affiant is the Code Inspector for the Town of Lake Hamilton, and that the above Affidavit is true and correct to the best of affiant's knowledge and belief.

SWORN TO AND SUBSCRIBED before me, on May 13th 2025.

(AFFIX NOTARY STAMP)

Notary Public State of Florida
Jeannea Colon
My Commission HH 652741
Expires 3/17/2029

Notary Public, State of Florida

Jeannea Colon
Printed/Typed Name

If You Have Any Questions Please call 863-439-1910

Code Enforcement Special Magistrate
Town of Lake Hamilton

Exhibit A

Legal description of property owned by RESPONDENT, Vanessa Torres Viera located at 17028 Peaceful Valley Dr Wimauma FL 33598-4270 and is described as: SCENIC TERRACE SOUTH PHASE 1 PB 199 PGS 5-15 BLK 17 LOT 1, Sub.: and further described as: 4302 Periwinkle Pl, Lake Hamilton, FL, 33851.

Violation:

SEC. 105 PERMITS
REQUIRED

Mailed to:

Vanessa Torres Viera
17028 Peaceful Valley Dr Wimauma FL 33598-4270

If You Have Any Questions Please call 863-439-1910

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED

Narrative:

Recommended corrective action:
Please obtain permit for installation of fence

If You Have Any Questions Please call 863-439-1910

185

Town of Lake Hamilton
P. O. Box 126
Lake Hamilton, FL 33851-0126

TAMPA FL 335
18 APR 2025 AM

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 33851
02 7H
0006169434
$ 000.69⁰
APR 17 2025

★ Received ★
APR 28 2025

Vanessa Torres Viera
17028 Peaceful Valley Dr
[illegible]

NIXIE 339 DE 1 0004/24/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

33598-427028 BC: 33851012626 *1901-03248-18-17
33851>0126

20250036 dh

COURTESY NOTICE

TOWN OF LAKE HAMILTON
Code Enforcement Division
100 Smith Ave. Lake Hamilton, Florida 33836
(863) 439-1910 - telephone / (863)439-1421 - fax
www.townoflakehamilton.com

Date: 04/17/2025

Case Number: 20250036

Owner(s): Vanessa Torres Viera

Violation Address: 4302 Periwinkle Pl, Lake Hamilton, FL 33851

Property ID: 272809-822002-017010

Violation(s):

1. **SEC. 105 PERMITS REQUIRED**
   ANY OWNER, AUTHORIZED AGENT, OR CONTRACTOR WHO DESIRES TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER REPAIR, REMOVE, CONVERT OR REPLACE ANY ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM, IN THE INSTALLATION OF WHICH IS REGULATED BY THE TECHNICAL CODES, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT FOR THE WORK.

Recommended corrective action:

Please obtain permit for installation of fence

The Code Enforcement Unit has either received a complaint and/or has generated a case prompted by violations seen on your property. One or more of those violations are listed above under Violation Description. This is a violation of the Lake Hamilton Land Development Code or the International Property Maintenance Code. We are sending this letter as a courtesy to allow you time to resolve this issue before any further action is taken.

Please take the corrective measures listed above under Required Remedy within 15 days to avoid further code enforcement action. It is your responsibility to contact the Investigator listed below to discuss this letter or to report that the violations have been removed. This property will be re-inspected after 5/2/2025.

If you have any questions regarding this notice, please call the number below. Thank you for your cooperation.

Cordially,

Lisa Harris

Lisa Harris
Code Enforcement Unit
Town of Lake Hamilton
100 Smith Ave / P O Box 126
Lake Hamilton FL 33851
Phone: (863) 439-1910
Cell: (863) 332-0328
Fax: (863) 439-1421
Email: harrisl@townoflakehamilton.com

INSTR # 2024090075
BK 13084 Pgs 0502-0503 PG(s)2
04/19/2024 09:31:38 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 2,331.00

Prepared By and Return To:
Parkway Title, LLC
Attn: Aubrey Segrest
1101 N. Lake Destiny Road, Suite 425
Maitland, FL 32751

Order No.: FL-24020062-CMP

Property Appraiser's Parcel I.D. (folio) Number:
272809-822002-017010

WARRANTY DEED

THIS WARRANTY DEED dated April 1, 2024, by WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company, existing under the laws of Delaware, and having its principal place of business at 2325 Lakeview Parkway, Suite 600, Alpharetta, Georgia 30009 (the "Grantor"), to Vanessa Torres Viera, a married woman, whose post office address is 4302 Periwinkle Place, Lake Hamilton, Florida, 33851 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of POLK, State of Florida, viz:

Lot 1, Block 17, SCENIC TERRACE SOUTH PHASE 1, according to the map or plat thereof as recorded in Plat Book 199, Page 5, Public Records of Polk County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Tara Rinehart
Printed Name of First Witness

1101 N. Lake Destiny Road, Suite 425,
Maitland, FL 32751
Address of First Witness

Sarah Segrest
Witness Signature

SARAH SEGREST
Printed Name of Second Witness

1101 N. Lake Destiny Road, Suite 425,
Maitland, FL 32751
Address of Second Witness

WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company

BY: _____
Karina Juhnke
Closing Manager

Grantor Address:
2325 Lakeview Parkway, Suite 600
Alpharetta, GA 30009

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or ____ Online Notarization this 27 day of March, 2024 by Karina Juhnke as Closing Manager of WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company., [X] who is personally known to me or who has produced _____ (type of identification) as identification.

Sarah Segrest
Notary Public
Printed Name: SARAH SEGREST
Commission #_____
My Commission Expires: 4/10/26

SARAH SEGREST
MY COMMISSION # HH 231556
EXPIRES: April 10, 2026

Polk County
Property Appraiser
Print Date: 06/05/2025

2024

Owner/Mailing Address:
VIERA VANESSA TORRES
17028 PEACEFUL VALLEY DR
WIMAUMA FL 33598-4270

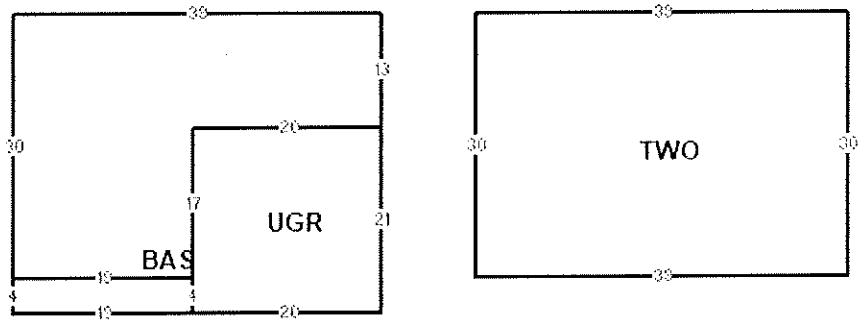
Site Address:
4302 PERIWINKLE PL LAKE HAMILTON 33851

27-28-09-822002-017010
SCENIC TERRACE SOUTH PHASE 1 PB 199 PGS 5-15
BLK 17 LOT 1

Building Characteristics			
Category		Type	
Category	Units		Adjustment
Base Rate Adj.			Adjustment
Depreciation Adj			Adjustment
Type	Class	Quality	Perimeter
Type Style	Class	Quality	Perimeter
AYB EYB	RCNLD	Norm Dpr	%Good

RCNLD - Replacement Cost New Less Depreciation

0100 SFR up to 2.49 AC



Card 1 of 1
Building No: 1 - Single Family

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
03/27/2024	01	I	13084 / 00502	333,000	WJHFL LLC	VIERA VANESSA TORRES
08/03/2023	05	V	12795 / 00986	4,355,000	ATLANTIC BLUE COMMUNITIES II	WJHFL LLC
08/30/2021	11	V	11888 / 01122	100	ATLANTICBLUE CAPITAL LLC	ATLANTIC BLUE COMMUNITIES II
06/28/2021	01	V	11785 / 01233	291,000	DICKS FAMILY LIMITED PARTNERSHIP	ATLANTICBLUE CAPITAL LLC

* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2024 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:
http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272809822002017010

Total Acreage:	0.17
Millage Code:	90450
Neighborhood Code:	140370.00
Neighborhood Adj:	1.00

Value Summary 2024

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	48,000
Classified Land Value:	0
* Assd Land Value:	48,000
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	48,000
Market Value:	48,000
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2024
Usage % Cap:	100.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	48,000
Maximum Cap:	48,000
Market Value:	48,000

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	48,000
Cap Diff:	0
Portability	0
Total Value:	48,000
Exemption Value:	0
Taxable Value:	48,000
School Taxable Val:	48,000

Polk County
Property Appraiser
Print Date: 06/05/2025

2024

Owner/Mailing Address:
VIERA VANESSA TORRES
17028 PEACEFUL VALLEY DR
WIMAUMA FL 33598-4270

Site Address:
4302 PERIWINKLE PL LAKE HAMILTON 33851

27-28-09-822002-017010

SCENIC TERRACE SOUTH PHASE 1 PB 193 PGS 5-15
BLK 17 LOT 1

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	C	0013	Standard Site	0.00	0.00	1.00	U	0	1.00	48,000.00	48,000.00	100.00%	48,000

Sub Areas for Building 1

Please see https://www.polkpa.org/showLookupTable.aspx?table=sar for a list of codes and descriptions.

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	830	X	102.83	85,349	UOP	76		36.98	2,810	TWO	1,170	X	85.98	100,597	UGR	420		61.62	25,880
															Gross Area:				2,496
															Living Area:				

Account 272809-822002-017010

Tax Year 2024

Print Bill Watch

Unpaid Bills All Bills

Joe E. Tedder, CFC
Tax Collector for Polk County

Lookup Cart

Bill Number
1301356

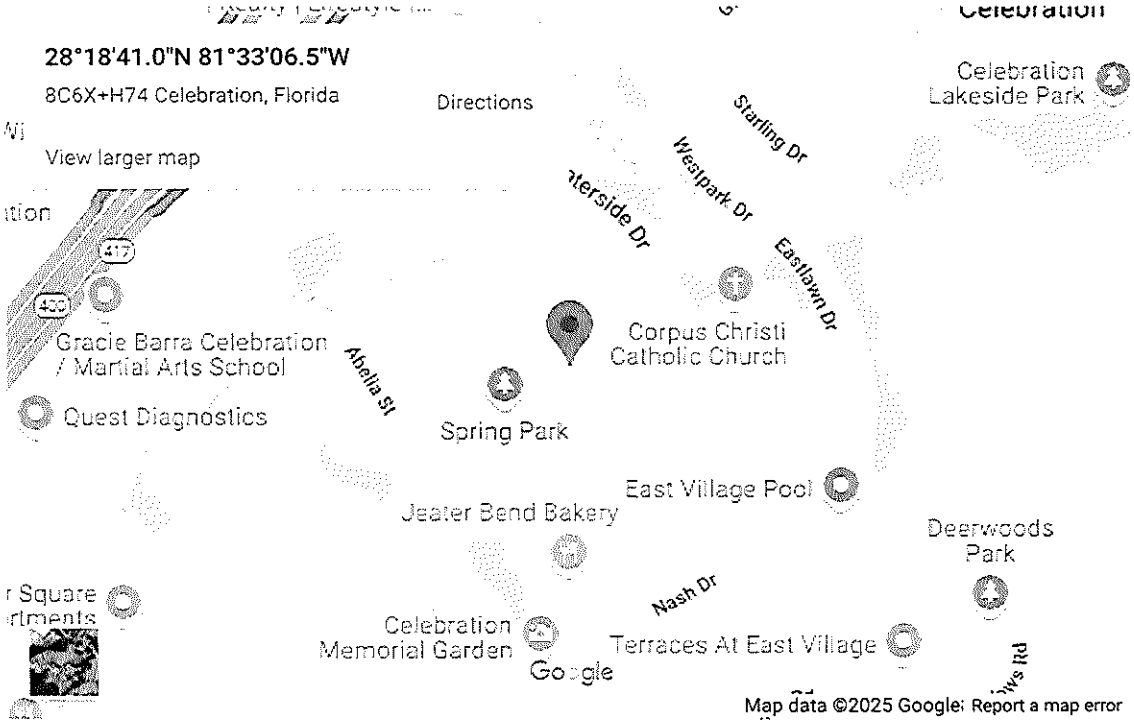
Property Type
Real

Owner
VIERA VANESSA TORRES
17028 PEACEFUL VALLEY DR
WIMAUMA, FL

DBA
N/a

Situs
4302 PERIWINKLE PL LAKE HAMILTON, FL 33851

Legal
SCENIC TERRACE SOUTH PHASE 1 PB 199 PGS 5-15
BLK 17 LOT 1



AD-VALOREM TAXES	Assessed	Exempt	Taxable	Millage	Amount
SCHOOL LOCAL CAPITAL IMPROVEMENT	48000	0	48000	1.50000	$72.00
TOWN OF LAKE HAMILTON	48000	0	48000	8.42760	$404.52
SOUTHWEST FLA WATER MGMT DIST	48000	0	48000	0.19090	$9.16
			Ad-Valorem Total		$986.35

NON AD-VALOREM ASSESSMENTS		Amount
CD069 - SCENIC TERRACE SOUTH CDD		$1,559.14
CD070 - SCENIC TERRACE SOUTH CDD MAINT		$881.42
	Non Ad-Valorem Total	$2,440.56

Total Certified Combined **$3,426.91**

No warranties, expressed or implied, are provided for the search data provided herein, its use, or its interpretation.
Utilization of the search facility indicates understanding and acceptance of this statement by the user.
When conducting a property tax search this site should not be relied upon for a title search.
The Tax Collector's Office uses eGov for account searches and to conduct online payments.

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Parcel Details: 27-28-09-822002-017010

Owners *Recently purchased this property? Click here.*

VIERA VANESSA TORRES 100%

Mailing Address *(Address Change form)*

17028 PEACEFUL VALLEY DR
WIMAUMA FL 33598-4270

Physical Street Address *Why postal city and municipality? Click here.*

4302 PERIWINKLE PL

Postal City and Zip

LAKE HAMILTON FL 33851

Parcel Information

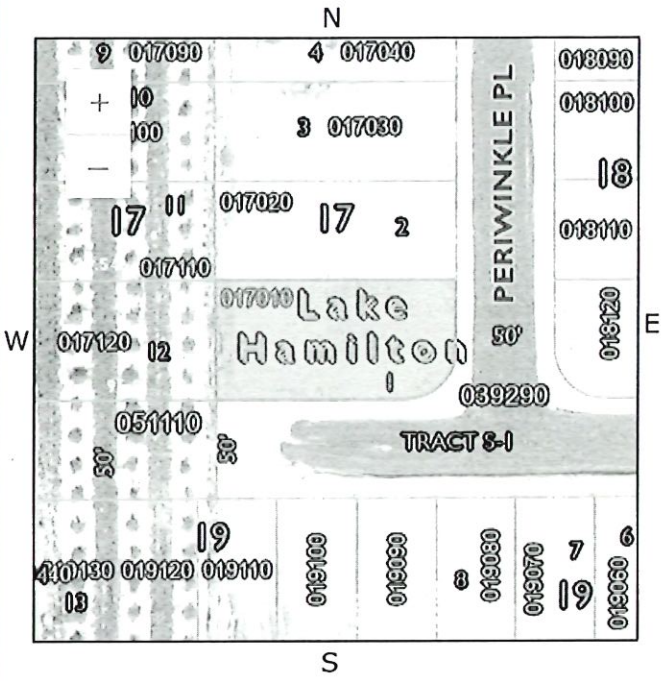
Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140370.00** Search Recent Sales in this Neighborhood
Subdivision	**SCENIC TERRACE SOUTH PHASE 1**
Property (DOR) Use Code	**SFR up to 2.49 AC (Code: 0100)**
Acreage	**0.17**
Community Redevelopment Area	**NOT IN CRA**

n/c Fence w/o permit
2025 0036

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Recorded Plat

Recorded Plat for this parcel

Section Maps for 272809

HTML (opens in new tab)
Printable PDF

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Instrument Type	Vacant/ Improved	Sales Price	
13084/00502	03/27/2024	WARRANTY DEED	IMPROVED	$333,000	***
12795/00986	08/03/2023	WARRANTY DEED	VACANT	$4,355,000	***