Town of Lake Hamilton

SPECIAL MAGISTRATE HEARING Agenda – February 24, 2026

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

January 27, 2026, Special Magistrate Meeting minutes

October 28, 2025, Special Magistrate Meeting 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

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE CASES

REQUEST FOR REDUCTION CASES

Code Case #20160063 Owner of record at the time: Estate of Ethel M. Adams Violation Address: 402 Martin St, Lake Hamilton Property ID #: 272809-822000-020100 Violation: IPMC Sec. 302.4 Exterior Property Areas, Weeds (overgrown lot). Â NOTE: The Town conducted an Order of Enforcement and the fines / liens for this case are staff costs.

Code Case #20190019 Owner of Record at the time: Estate of Ethel M. Adams Violation Address: 402 Martin St, Lake Hamilton Parcel ID #272809-822000-020100 Violation: IPMC Sec 302.4 Exterior Property Areas, Weeds (overgrowth)

FIRST OFFENSE

Code Case #20250133 Owner: Marisol Ortega Violation Address: 527 Chicago Ave W, Lake Hamilton Property ID #:272816-827000-001200 Violations: LDC Sec. 30-1 Weight Limitations (commercial bus). LDC Sec. 105 Permits Required: (two additions (1) to each side of the home and the structure being built with concrete blocks). IPMC Sec. 302.1 Exterior Property Areas, Sanitation (junk / debris and outside storage of misc. items to include scattered building materials). IPMC Sec. 304.13 Windows, Skylight and Door Frames (windows that are either broken or not in good working order). IPMC Sec. 304.6 Exterior Structure Walls (exterior walls that are missing siding). IPMC Sec. 304.7 Roofs and Drainage (apart of the roof such as soffit and fascia has rotten wood and / or are missing. Needs repaired). Â NOTE: The windows have been fixed, the roof / drainage area has been repaired and the commercial bus has been removed - those violations are now in compliance.

Code Case #20250126 Owner: Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Mojica Yandel Omar Lallave Violation Address: 2208 Crown Rock Dr., Haines City (LH) Parcel ID #: 272815-822502-033030 Violations: LDC Sec. 105 Permits Required (permit required for the installation of a fence)

Code Case #20250128 Owner: Kionadra Lee Violation Address: 2223 Crown Rock Dr, Haines City (LH) Parcel #272815-822502-034460 Violation: Sec. 105 Permits required (installation of fence)

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: January 27, 2026, Special Magistrate Meeting minutes

DATE: February 24, 2026

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):
January 27, 2026 Special Magistrate meeting minutes.pdf

TOWN OF LAKE HAMILTON MINUTES
SPECIAL MAGISTRATE HEARING TUESDAY,
JANUARY 27, 2026 3:00 PM

The Special Magistrate of Lake Hamilton held a SPECIAL MAGISTRATE HEARING on Tuesday, January 27, 2026, 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 (3:00 p.m.) - Special Magistrate, Joe Mawhinney

Special Magistrate Mawhinney called the meeting to order at 3:02 pm.

EXPLANATION OF PROCEDURES - Special Magistrate, Joe Mawhinney

APPROVE OF MINUTES

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.

Code Case: 20250078
Owner: Shirley M. Frazier
Violation Address: 459 Omaha St. W., Lake Hamilton
Parcel ID#: 272816-825500-000090
Violations: Sec. 20-46 Prohibition (storage of distressed/abandoned vehicles), and IPMC Sec. 302.4 Exterior Property Areas, Weeds (overgrowth) (Front yard is cut however, the back yard can't be observed).

Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation in the past meeting with fines of $100 a day for 30 days. The property is still out of compliance and has been for 71 days. Cost of enforcement is 98.37 plus the recording fee of $40. **The Special Magistrate ruled in favor of**

the Town's total cost of $7,238.37 with $100.00 a day fine to run until compliance.

IMPOSITION – UNPAID COST OF ENFORCEMENT FEES – SEE EXHIBIT

RESCISSION/ADJUDICATION OF LIEN

REQUEST TO APPROVE AN EXTENSION OF TIME

Code Case #20250040
Owner: Pedro Arroyo Montezuma and Rosa Delores Serpa Serrano
Violation Address: 325 Chicago Ave, Lake Hamilton
Parcel ID#: 272816-827000-002070
Violations: Ch 30 Sec. 30 -1 Traffic and Vehicles - Weight Limitation (shipping container and commercial trailer), Sec. 20-46 Prohibition (storage of distressed / abandoned vehicles), IPMC Sec. 302.1 Exterior Property Areas, Sanitation (outside storage of misc. items, junk and debris), IPMC Sec. 302.4 Exterior Property Areas, Weeds (overgrowth).
Code Officer Lisa Harris presented and requested extension of time. The owner was present and requested extension of time. The owner has come into compliance. The Special Magistrate amended the previous order of extension of time and granted extension to today's date to come into compliance.

Code Case: 20250042
Owner: Ericea Elaine Grant
Violation Address: 802 Scenic Hwy N., Lake Hamilton
Parcel ID#: 272816-823000-041012
Violations: CH 30 Sec. 30-1 Traffic and Vehicles - Weight Limitation (commercial trailers) - this is in compliance, IPMC Sec. 302.1 Exterior Property Areas, Sanitation (storage of misc. items, junk / debris on property and IPMC Sec. 304.7 Roofs and Drainage (Roofing to home and accessory structure in need of repairing / replacing)
Code Officer Lisa Harris presented and requested extension of time. The owner was present and requested extension of time. The Special Magistrate amended the previous order of extension of time and granted extension of 12 months from today's date to come into compliance.

Code Case: 20250080
Owner: Millenium Property Holdings LLC
Violation Address: 30650 US Highway 27, Lake Hamilton
Parcel ID#: 272817-829503-000040
Violation: Sec 16-176.1 A & B.1 Accessory Uses & Structures without Primary (General requirements for accessory use and structures - storage of shipping containers)
Code Officer Lisa Harris presented and requested extension of time. The owner was present and requested extension of time. The owner has come into compliance. The Special Magistrate amended the previous order of extension of time and granted extension of December 22, 2026, from today's date to come into compliance.

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE CASES

REQUEST FOR REDUCTION CASES

FIRST OFFENSE

Code Case: 20250057
Owner: Jesse Dale Strouse
Violation Address: 111 Nelson Ave W., Lake Hamilton
Parcel ID#: 272816-823000-014321
Violations: LDC Sec. 20-46 Prohibition (distressed/abandoned vehicle - one that doesn't run under its own power or have a current tag) and IPMC Sec. 302.7 Accessory Structure (accessory structure roof in need of repairing).
Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation. The owner has come into compliance for the LDC Sec. 20-46 violation but not for the IPMC Sec. 207.7 violation. The owner was given 60 days to come into compliance. If the owner fails to do so in the allotted time, there will be a $100 a day fine imposed until said property is found to be in compliance. The Special Magistrate ruled in favor of the town for cost of prosecution in the amount $98.37 payable within 30 days.

Code Case #20250105
Owner: Ismael Ruiz De La Rosa and Ana Luz Morales Rodriguez
Violation Address: 5461 Catmint Dr, Lake Hamilton Property ID #272809-822002-037050
Violations: LDC Sec. 16- 175 (a) General Regulations for SF detached dwellings -- two car garage requirement: part of the garage was converted into living space to include a bathroom to include electric and plumbing.
Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was present and commented. Photos were submitted and admitted into evidence. The property was found in violation, and the owner was given 120 days to come into compliance. If the owner fails to do so in the allotted time, there will be a $100 a day fine imposed until said property is found to be in compliance. The Special Magistrate ruled in favor of the town for cost of prosecution in the amount $57.28 payable within 30 days.

Code Case #20250107
Owner: Jared C. Burd
Violation Address: 415 Main St, Lake Hamilton
Property ID #272816-823000-018060
Violations: LDC Sec. 26-6(b) Use / Right of Way (reconfigured driveway -- washing out the driveway and under Main St.
Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation, and the owner was given 60 days to come into compliance. If the owner fails to do so in the allotted time, there will be a $100 a day fine imposed until said property is found to be in compliance. The Special Magistrate ruled in favor of the town for cost of prosecution in the amount $62.14 payable within 30 days.

DEMOLITION APPEAL

FORECLOSURE INQUIRY

MONTHLY REPORT -- [ENTER TEXT HERE]

NEXT MEETING DATE – [February], 2026

ADJOURNMENT
Special Magistrate adjourned at 3:40 pm

ATTEST:

_____
Joseph Mawhinney, Special Magistrate

_____
Jacqueline Borja, Town Clerk

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: October 28, 2025, Special Magistrate Meeting minutes

DATE: February 24, 2026

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):
October 28, 2025 Special Magistrate meeting minutes.pdf

TOWN OF LAKE HAMILTON MINUTES
SPECIAL MAGISTRATE HEARING TUESDAY,
OCTOBER 28, 2025, 3:00 PM

The Special Magistrate of Lake Hamilton held a SPECIAL MAGISTRATE HEARING on Tuesday, October 28, 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 (3:00 p.m.) - Special Magistrate, Joe Mawhinney

The Special Magistrate called the meeting at 3:00 pm

EXPLANATION OF PROCEDURES - Special Magistrate, Joe Mawhinney

Special Magistrate, Joe Mawhinney explained procedures and swore in.

APPROVE OF MINUTES

September 30, 2025, Special Magistrate meeting minutes

Special Magistrate Joseph Mawhinney approved the September 30, 2025, Special Magistrate minutes.

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.

Code Case #20250028 -- 1133 Rose St, Lake Hamilton Parcel #272809-822000-090401 Owner: Earlie V. White Violations: Sec. 302.1 Exterior Property Areas, Sanitation, Sec. 302.4 Exterior Property Areas, Weeds, Sec. 304.6 Exterior Structure Walls, and Sec. 304.7 Roofs and Drainage.

Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation in the past meeting with fines of $100 a day for 30 days. The property is still out of compliance and has been for 61 days. Cost of enforcement is 97.11 plus the recording fee of $40. **The Special Magistrate ruled in favor of the Town's total cost of $6,237.11 with $100.00 a day fine to run until compliance.**

FIRST OFFENSE

Code Case #20250097 -- 915 Main St, Lake Hamilton Parcel ID #272817-829000-000140 Owner: Sparkle Clean Inc. Violation(s): Sec. 105 Permits Required (installation of driveway and open carport); Sec. 26-1 Curb Cuts (The maximum number of curb cuts permitted into any street shall be: Lot Width of Abutting Street (number of cuts) -- Less than 60 feet (1), 60 feet to 150 feet (2) plus (1) for each additional 60 feet.
Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation, and the owner has come into compliance. The Special Magistrate ruled in favor of the town for cost of prosecution in the amount $57.56 payable within 30 days.

Code Case #20250073 -- 1025 Scenic Hwy, Haines City (LH) Parcel #272809-000000-024010 Owner: Quintana Hamilton Holdings LLC Violation: Sec. 302.4 Exterior Property Areas, Weeds.
Code Officer Lisa Harris requested to withdraw case due to change of owner. The Special Magistrate granted request to withdraw the case.

Code Case #20250088 -- 104 Orange Dr, Lake Hamilton Parcel #272816-825800-002151 Owner: Oscar Danilo Zapata and Yarleny Ortega Violation: Sec. 302.1 Exterior Property Areas, Sanitation (construction debris - broken blocks or concrete needing removed)
Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation, and the owner was given 15 days to come into compliance. If the owner fails to do so in the allotted time, there will be a $100 a day fine imposed until said property is found to be in compliance. The Special Magistrate ruled in favor of the town for cost of prosecution in the amount $56.53 payable within 30 days.

Code Case #20250078 -- 459 Omaha St. W, Lake Hamilton Parcel #272816-825500-000090 Owner: Shirley M. Frazier Violations: Sec. 20-46 Prohibition (distressed/abandoned vehicles -- any vehicle that doesn't run or have current tags) and Sec. 302.4 Exterior Property Areas, Weeds (overgrowth)
Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation, and the owner was given 15 days to come into compliance. If the owner fails to do so in the allotted time, there will be a $100 a day fine imposed until said property is found to be in compliance. The Special Magistrate ruled in favor of the town for cost of prosecution in the amount $98.37 payable within 30 days.

Code Case #20250096 -- 1129 Rose St, Lake Hamilton Parcel #272809-822000-090404 Owners: Tony Barnhill, Kathleen Cody, Malcolm J. Cody, Azisha Pitts, William S. Cody Sr, Trevor Cody, Tyler Code Jr. Terrance Robinson, Ronnie Barnhill and Patricia Glen Violations: Sec. 20-46 Prohibition (distressed / abandoned vehicles), Sec. 302.1 Exterior Property Areas, Sanitation (junk / debris) Sec. 302.4 Exterior Property Areas, Weeds (overgrowth) and Sec. 304.3 Premises Identification (house numbering)
Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation, and the owner was given 15 days to come into compliance. If the owner fails to do so in the allotted time, there will be a $100 a day fine imposed until said property is found to be in compliance. The Special Magistrate ruled in favor of the town for cost of prosecution in the amount $57.03 payable within 30 days.

Code Case #20250079 Parcel #272809-000000-024090 Owner: Sarah Harris Violations: Sec. 304.6 Exterior Structure Walls (deteriorated / rotten exterior walls) and Sec. 304.7Roof and Drainage (deteriorated / rotten areas to roof, soffit and fascia)
Code Officer Lisa Harris requested to withdraw case. The Special Magistrate granted request to withdraw the case.

REPEAT OFFENDER

Code Case #20250098 -- 1030 Main St, Lake Hamilton Parcel #272817-000000-024010 Owner: Luis A Pagan Gonzalez Violations: Repeat Offender of Code Case 20240087 for Sec. 28-19 Business Tax Receipts (no tax receipt for Truck Rental Business and -Repeat Offender of Code Case 20240089 CH 30 Article 1. Sec. 30-1 Traffic and Vehicles, Weight Violation (Limit) (U-Haul Trucks) (NOTE: Both violations were found in violation at the January 28, 2025 Special Magistrate Hearing).
Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation for 6 days but has come into compliance. The fine for a repeat violation is $600 and a admin fee of $71.22. The Special Magistrate ruled in favor of the town for cost of prosecution in the total amount $671.22 payable within 30 days.

Code Case #20250100 -- 30049 US Highway 27 S, Lake Hamilton Parcel #272817-828500-000012 Owner: Luis A. Pagan Gonzalez Violations: -- Repeat Offender of Code Case 20240087 for Sec. 28-19 Business Tax Receipts (BTR's) as well as Repeat Offender of Code Case 20240089 for CH 30. Article 1. Sec. 30-1 Traffic and Vehicles, Weight Violation (Limitation) - (UHaul Rental Trucks) NOTE: Cases 20240087 and 20240089 were found in violation at the January 28, 2025 Special Magistrate Hearing.
Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation for 19 days but has come into compliance The fine for a repeat violation is $1,900 and a admin fee of $68.13. The Special Magistrate ruled in favor of the town for cost of prosecution in the total amount $1,968.13 payable within 30 days.

ADJOURNMENT
Special Magistrate adjourned at 3:38 pm.

ATTEST:

_____

Joseph Mawhinney, Special Magistrate

_____

Jacqueline Borja, Town Clerk

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20160063
Owner of record at the time: Estate of Ethel M. Adams
Violation Address: 402 Martin St, Lake Hamilton
Property ID #: 272809-822000-020100
Violation: IPMC Sec. 302.4 Exterior Property Areas, Weeds (overgrown lot).

NOTE: The Town conducted an Order of Enforcement and the fines / liens for this case are staff costs.

DATE: February 24, 2026

SUMMARY & RECOMMENDATION: The subject property was purchased through a Tax Deed sale. The new owner is responsible for all outstanding liens and fines. Current lien in the amount of $267.49. This is a cost the Town incurred while in enforcement. These fees are normally not waived or reduced.

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: NA

RECOMMENDATION:

ATTACHMENT(S):
20160063 - Email from Ms. Crews -- Auction sale.pdf
20160063 and 20190019 - Application for Reduction.pdf

Outlook

Re: Town of Lake Hamilton Lien

From Lisa Harris <harrisl@townoflakehamilton.com>
Date Tue 1/20/2026 11:26 AM
To Brittney Sandoval <brittney@townoflakehamilton.com>
Cc Frances Johnson <fran_johnson1980@yahoo.com>

Good morning:
I have searched the code enforcement database to find the following:

1. 20160063 On 3/13/2017 an Order Imposing Fine / Administrative Lien / Town Correct. This means the Town corrected the violation, so there is a hard cost associated with this case and can't be reduced. The amount is $227.49 plus $40.00 recording fee for satisfaction of fine / lien — total is $267.49. Once paid this will clear out this case. This case doesn't have to go before the Special Magistrate.

2. 20190019 The total amount of the daily fine is $820,146.87. Property came into compliance 7/22/25.

I have attached the Reduction Application. Once the application is filled out please return to me via email and I will place it on the February 24, 2026 Special Magistrate agenda.

Thank you

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

From: Brittney Sandoval <brittney@townoflakehamilton.com>
Sent: Friday, January 16, 2026 9:40 AM
To: Lisa Harris <harrisl@townoflakehamilton.com>
Cc: Frances Johnson <fran_johnson1980@yahoo.com>
Subject: FW: Town of Lake Hamilton Lien

Good morning Lisa,

Please see the request below regarding code enforcement lien. I have CC'ed Ms. Johnson.

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: Frances Johnson <fran_johnson1980@yahoo.com>
Sent: Friday, January 16, 2026 8:41 AM
To: Brittney Sandoval <brittney@townoflakehamilton.com>
Subject: Town of Lake Hamilton Lien

CAUTION: This email originated from outside the organization. Use caution with links and attachments.



ırt & Comptroller TAX DEED SALE

Home About Us FAQ Contact Us Log Off

Auction Details

Case Number: 01016-2025

Add to watch list | Return to Docket Inventory

Auction Sold
01/15/2026 01:50 PM ET

Amount
$15,200.00

You won this auction

Name On Title
Frances

Case Number:	01016-2025
Case Type:	TAXDEED
Opening Bid:	$608.56
Parcel ID:	272809822000020100
Certificate Number:	10684
Property Address:	402 MARTIN ST LAKE HAMILTON, FL 33851
Assessed Value:	$4,415.00
Legal Description:	MILLER J T SUB PB 4 PG 87 BLK B LOT 1 LESS KOKOMO RD R/W. SUBJECT TO 2025 TAXES.

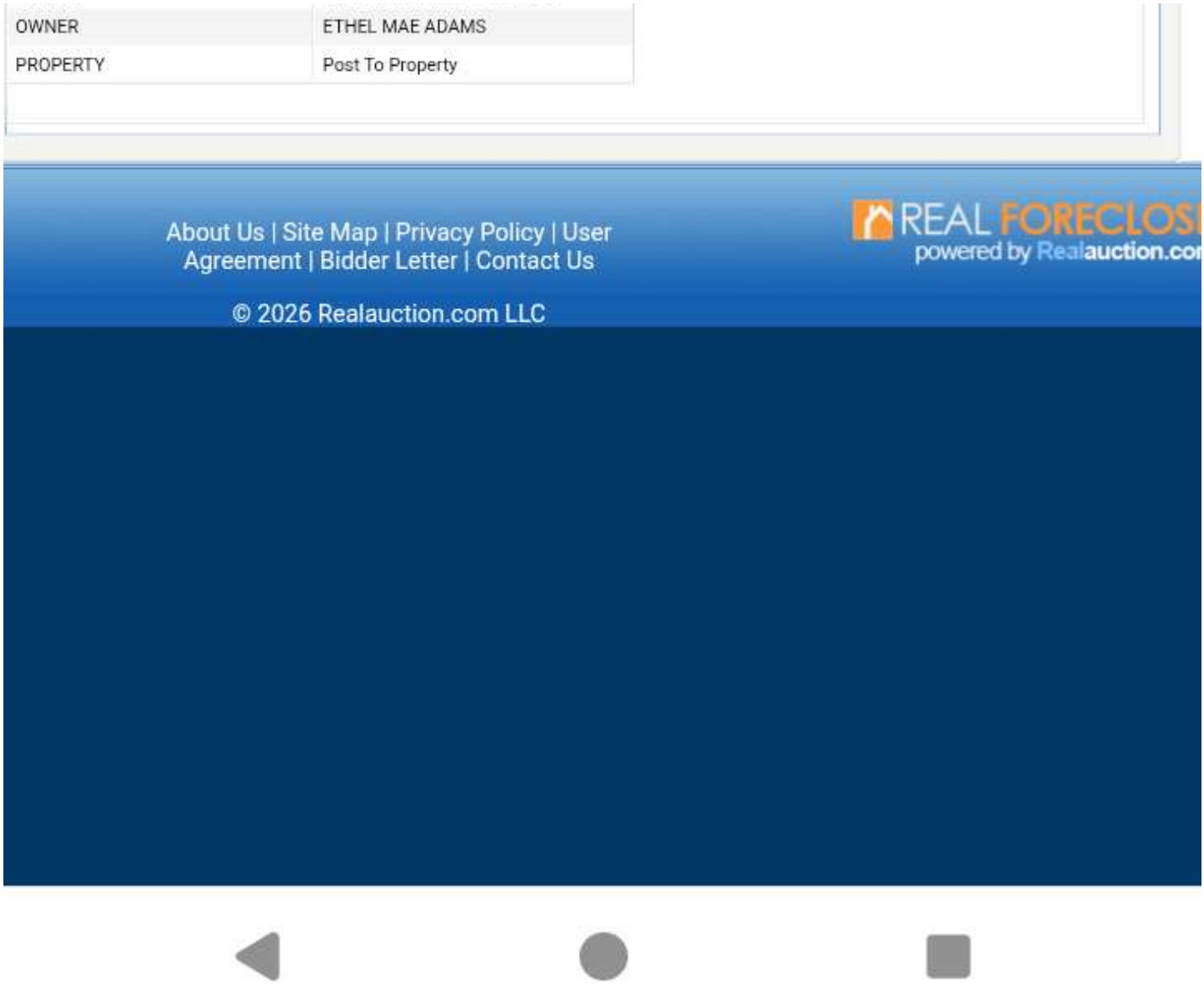
Property Details

Clerk Documents | Property Appraiser | Tax Deed Document
Street Map View | Satellite View | Zillow.com

Case Details

Party Details | Case Disposition | Case Calendar | Case Actions | Case Financials

Party Type	Party Name
APPLICANT	RNZ LLC NURUZ ZAMAN
BOCC	Polk Board of County Commissioners
DEFAULTED BIDDER	Shanteeka Bennifield
GOVERNMENT LIENHOLDER	TOWN OF LAKE HAMILTON
OCCUPANT	OCCUPANT OCCUPANT
OWNER	ETHEL M ADAMS ESTATE OF
OWNER	ETHEL M ADAMS, ESTATE OF



Good morning Brittany: I just purchased another piece of property through the Polk county auction (see above) and I see it states Lake Hamilton has a lien on the property. It probably is for code violation just like the other property I had purchased through the auction. Can you find out the monetary amount and help me bring it to the board and pay the administration fees for the town filing the lien after I bring it back up to code.

Thanks so much
Frances J Crewe
904 401 5650

Yahoo Mail: Search, Organize, Conquer

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: Frances J. Crews
PHONE: 904-401-5650 | FAX: | E-MAIL: fran_johnson1980@yahoo.com
MAILING ADDRESS: 2579 State Rd. 17 South
CITY: Hanes City | STATE: FL | ZIP CODE: 33844
ADDRESS TO MAIL RELEASE OF LIEN TO: 2579 State Rd. 17. South
CITY: Hanes City | STATE: Florida | ZIP CODE: 33844
AUTHORIZED REPRESENTATIVE'S NAME: Frances J. Crews
WRITTEN AND NOTARIZED AUTHORIZATION OWNER: YES ☒ NO ☐

CASE INFORMATION

CASE NUMBER(S): 20160063 And 20190019
LIEN ADDRESS (PROPERTY SUBJECT TO THE LIEN(S): 402 Martin St.
NAME OF CURRENT OWNER OF LIEN ADDRESS: Ethel M. Adams Estate of
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:
0 Martin St.
VIOLATION(S) AT LIEN ADDRESS WHEN LIEN(S) WERE PLACED:
Grass / Case 20160063 & 20190019
WHO LIVED AT LIEN ADDRESS WHEN LIEN(S) WAS/WERE ASSESSED?
Noone / Vacant
REASONS VIOLATION(S) NOT CORRECTED BEFORE LIEN(S) PLACED:
Unknown / Previous Owner
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 am requesting a release of the lien or reduction to administrative charges only because I purchased the property through tax deed auction and have no affiliation with prior owners.

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)

- ☒ 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**
$ $267.49	3/13/2017
$ $820,146.87	7/22/2025
$	
$	

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.

Frances J. Crews — 1-21-26

Applicant's Signature — Date

State of Florida
Town of Lake Hamilton

The foregoing was sworn to and subscribed before me this 21st day of January, 2026, by Frances Jeannette Crews. He or she is personally known to me, or provided Florida Drivers License as identification and did appear before me at the time of notarization.

IRMA SANCHEZ
Notary Public - State of Florida
Commission # HH 471955
My Comm. Expires Dec 11, 2027

(Affix Notary Stamp)

Notary Public:

Signature: Irma Sanchez
Printed Name: Irma Sanchez
My Commission Expires: Dec. 11, 2027

For Town of Lake Hamilton Use only

Application Accepted on: _____

Total Amount of Lien(s): $_____

Total Reduction Approved by the Town: $_____

Other: _____

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Jeffrey Ball, Brittney Sandoval

THROUGH: Community Development

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20190019
Owner of Record at the time: Estate of Ethel M. Adams
Violation Address: 402 Martin St, Lake Hamilton
Parcel ID #272809-822000-020100
Violation: IPMC Sec 302.4 Exterior Property Areas, Weeds (overgrowth)

DATE: February 24, 2026

SUMMARY & RECOMMENDATION: Property sold 2025 under Tax Deed Sale to Ms. Frances J Crews. She is requesting a reduction of the fine / lien that has accrued to $820,146.87. The Town and staff recommends a reduction from $820,146.87 to $2,500.00 which includes the cost of enforcement in the amount of $106.87 and recording fees of $40.00.

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. However, a new owner is responsible for any and all fines / liens on the property. New owner will be responsible for payment of what the fine / lien is reduced to.

RECOMMENDATION:

ATTACHMENT(S):
20160063 and 20190019 - Application for Reduction.pdf
20190019 - Email from Ms. Crews -- Auction sale.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: Frances J. Crews
PHONE: 904-401-5650 | FAX: | E-MAIL: fran_johnson1980@yahoo.com
MAILING ADDRESS: 2579 State Rd. 17 South
CITY: Hanes City | STATE: FL | ZIP CODE: 33844
ADDRESS TO MAIL RELEASE OF LIEN TO: 2579 State Rd. 17. South
CITY: Hanes City | STATE: Florida | ZIP CODE: 33844
AUTHORIZED REPRESENTATIVE'S NAME: Frances J. Crews
WRITTEN AND NOTARIZED AUTHORIZATION OWNER: YES ☒ NO ☐

CASE INFORMATION

CASE NUMBER(S): 20160063 And 20190019
LIEN ADDRESS (PROPERTY SUBJECT TO THE LIEN(S): 402 Martin St.
NAME OF CURRENT OWNER OF LIEN ADDRESS: Ethel M. Adams Estate of
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:
0 Martin St.
VIOLATION(S) AT LIEN ADDRESS WHEN LIEN(S) WERE PLACED:
Grass / Case 20160063 & 20190019
WHO LIVED AT LIEN ADDRESS WHEN LIEN(S) WAS/WERE ASSESSED?
Noone / Vacant
REASONS VIOLATION(S) NOT CORRECTED BEFORE LIEN(S) PLACED:
Unknown / Previous Owner
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 am requesting a release of the lien or reduction to administrative charges only because I purchased the property through tax deed auction and have no affiliation with prior owners.

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)

- ☒ 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**
$ $267.49	3/13/2017
$ $820,146.87	7/22/2025
$	
$	

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.

Frances J. Crews — 1-21-26

Applicant's Signature — Date

State of Florida
Town of Lake Hamilton

The foregoing was sworn to and subscribed before me this 21st day of January, 2026, by Frances Jeannette Crews. He or she is personally known to me, or provided Florida Driver's License as identification and did appear before me at the time of notarization.

IRMA SANCHEZ
Notary Public - State of Florida
Commission # HH 471955
My Comm. Expires Dec 11, 2027

(Affix Notary Stamp)

Notary Public:

Signature: Irma Sanchez
Printed Name: Irma Sanchez
My Commission Expires: Dec. 11, 2027

For Town of Lake Hamilton Use only

Application Accepted on: _____

Total Amount of Lien(s): $_____

Total Reduction Approved by the Town: $_____

Other: _____

Outlook

Re: Town of Lake Hamilton Lien

From Lisa Harris <harrisl@townoflakehamilton.com>
Date Tue 1/20/2026 11:26 AM
To Brittney Sandoval <brittney@townoflakehamilton.com>
Cc Frances Johnson <fran_johnson1980@yahoo.com>

Good morning:
I have searched the code enforcement database to find the following:

1. 20160063 On 3/13/2017 an Order Imposing Fine / Administrative Lien / Town Correct. This means the Town corrected the violation, so there is a hard cost associated with this case and can't be reduced. The amount is $227.49 plus $40.00 recording fee for satisfaction of fine / lien — total is $267.49. Once paid this will clear out this case. This case doesn't have to go before the Special Magistrate.

2. 20190019 The total amount of the daily fine is $820,146.87. Property came into compliance 7/22/25.

I have attached the Reduction Application. Once the application is filled out please return to me via email and I will place it on the February 24, 2026 Special Magistrate agenda.

Thank you

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

From: Brittney Sandoval <brittney@townoflakehamilton.com>
Sent: Friday, January 16, 2026 9:40 AM
To: Lisa Harris <harrisl@townoflakehamilton.com>
Cc: Frances Johnson <fran_johnson1980@yahoo.com>
Subject: FW: Town of Lake Hamilton Lien

Good morning Lisa,

Please see the request below regarding code enforcement lien. I have CC'ed Ms. Johnson.

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: Frances Johnson <fran_johnson1980@yahoo.com>
Sent: Friday, January 16, 2026 8:41 AM
To: Brittney Sandoval <brittney@townoflakehamilton.com>
Subject: Town of Lake Hamilton Lien

CAUTION: This email originated from outside the organization. Use caution with links and attachments.



ırt & Comptroller TAX DEED SALE

Home About Us FAQ Contact Us Log Off

Auction Details

Case Number: 01016-2025

Add to watch list | Return to Docket Inventory

Auction Sold
01/15/2026 01:50 PM ET

Amount
$15,200.00

You won this auction

Name On Title
Frances

Case Number:	01016-2025
Case Type:	TAXDEED
Opening Bid:	$608.56
Parcel ID:	272809822000020100
Certificate Number:	10684
Property Address:	402 MARTIN ST LAKE HAMILTON, FL 33851
Assessed Value:	$4,415.00
Legal Description:	MILLER J T SUB PB 4 PG 87 BLK B LOT 1 LESS KOKOMO RD R/W. SUBJECT TO 2025 TAXES.

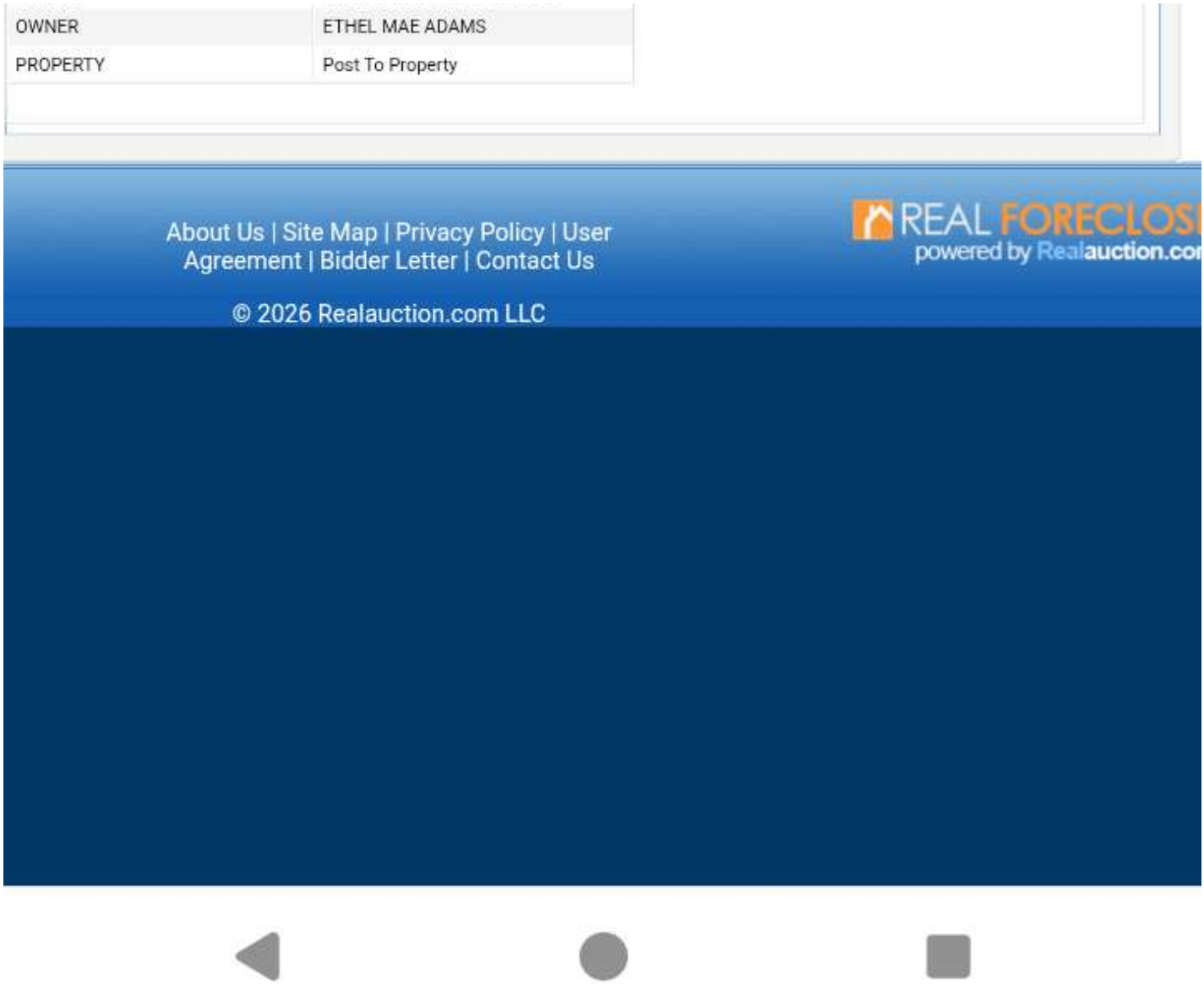
Property Details

Clerk Documents | Property Appraiser | Tax Deed Document
Street Map View | Satellite View | Zillow.com

Case Details

Party Details | Case Disposition | Case Calendar | Case Actions | Case Financials

Party Type	Party Name
APPLICANT	RNZ LLC NURUZ ZAMAN
BOCC	Polk Board of County Commissioners
DEFAULTED BIDDER	Shanteeka Bennifield
GOVERNMENT LIENHOLDER	TOWN OF LAKE HAMILTON
OCCUPANT	OCCUPANT OCCUPANT
OWNER	ETHEL M ADAMS ESTATE OF
OWNER	ETHEL M ADAMS, ESTATE OF



Good morning Brittany: I just purchased another piece of property through the Polk county auction (see above) and I see it states Lake Hamilton has a lien on the property. It probably is for code violation just like the other property I had purchased through the auction. Can you find out the monetary amount and help me bring it to the board and pay the administration fees for the town filing the lien after I bring it back up to code.

Thanks so much
Frances J Crewe
904 401 5650

Yahoo Mail: Search, Organize, Conquer

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250133
Owner: Marisol Ortega
Violation Address: 527 Chicago Ave W, Lake Hamilton
Property ID #:272816-827000-001200
Violations: LDC Sec. 30-1 Weight Limitations (commercial bus). LDC Sec. 105 Permits Required: (two additions (1) to each side of the home and the structure being built with concrete blocks). IPMC Sec. 302.1 Exterior Property Areas, Sanitation (junk / debris and outside storage of misc. items to include scattered building materials). IPMC Sec. 304.13 Windows, Skylight and Door Frames (windows that are either broken or not in good working order). IPMC Sec. 304.6 Exterior Structure Walls (exterior walls that are missing siding). IPMC Sec. 304.7 Roofs and Drainage (apart of the roof such as soffit and fascia has rotten wood and / or are missing. Needs repaired).

NOTE: The windows have been fixed, the roof / drainage area has been repaired and the commercial bus has been removed - those violations are now in compliance.

DATE: February 24, 2026

SUMMARY & RECOMMENDATION: Work without permits and the sanitation violations remain. Therefore, staff recommends (30) days or $100.00 a day fine to be imposed. The Cost of Enforcement fees are: $86.49.

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: No financial impact to the Town. However, there will be if the respondent doesn't comply by the timeframe given on the Special Magistrate order.

RECOMMENDATION:

ATTACHMENT(S):
20250133 - Feb 24, 2026 SM Packet.pdf

Front Design window

4 windows
1. 52 3/4" by 80
2. 52 3/4" by 42 1/2
3. 52 3/4" by 42 1/2
4. 52 3/4" by 80

Ortega
2025013
327 Chicago

☐TELEPHONE (863) 439-1910
FAX (863) 439-1421

POST OFFICE BOX 126
LAKE HAMILTON, FL 33851

Power of Attorney

Date: 1/14/2026

I hereby name and appoint Misael Ortega Jr. to be my lawful attorney in fact to sign my documents pertaining to permits for the Lake Hamilton Building Department. (Check and complete one of the following.)

☑To sign for any and all documents until further notice.

OR

☐To this specific job for work to be performed at

My husband has any and all authority.

Parcel ID# _____

Description of work to be performed _____

_____
License #

_____
Name of Contractor (Type or Print)

Marisol Ortega
Signature of Contractor

Homeowner

State of Florida

County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of January, 2026, by Marisol Ortega. Who is personally known to me or has produced In person. as identification and who did ____ or did not ✓ take an oath.

(SEAL) Notary Public State of Florida
Jeannea Colon
My Commission HH 652741
Expires 3/17/2029

Notary Public (Signature)



U.S. Postal Service™ 20250133 Feb'26
CERTIFIED MAIL® RECEIPT
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
$

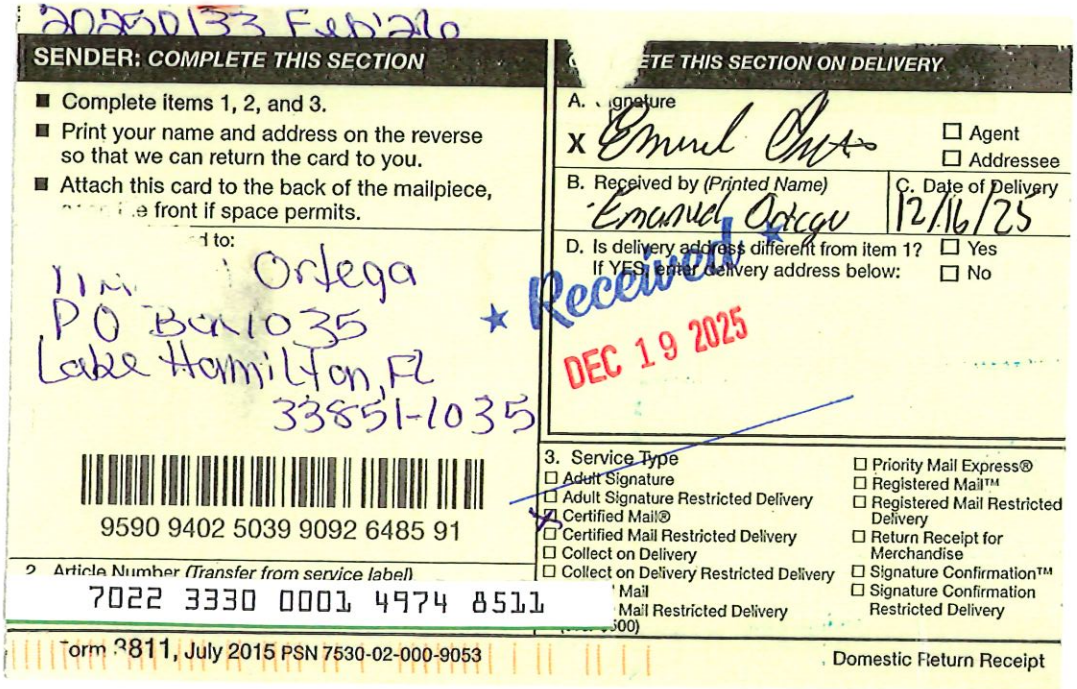
Total Postage and Fees
$

Postmark Here
DEC 12 2025

Sent To: Marisol Ortega
Street and Apt. No., or PO Box No.: PO Box 1035
City, State, ZIP+4®: Lake Hamilton, FL 33851-1035

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

7022 3330 0001 4974 8511



20250133 Feb'26

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, ... front if space permits.

... to:
... Ortega
PO Box 1035
Lake Hamilton, FL
33851-1035

9590 9402 5039 9092 6485 91

2. Article Number (Transfer from service label)
7022 3330 0001 4974 8511

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Emanuel Ortega ☐ Agent ☐ Addressee

B. Received by (Printed Name): Emanuel Ortega
C. Date of Delivery: 12/16/25

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

Received
DEC 19 2025

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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250133	**Date of Violation:** 11/16/2025	**Property Address:** 527 Chicago Ave W Lake Hamilton, FL 33851
Property Owner(s): Marisol Ortega	**Property Owner(s) Address:** P O Box 1035 Lake Hamilton, FL 33851-1035	**Mailing Address:**
Parcel Number: 272816-827000-001200		
Property Description: LAKE VIEW SUB PB 3 PG 66 BLK A LOTS 20 THRU 30		

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 30-1 WEIGHT LIMITATION

Violation(s) Description:
(A) AS USED IN THIS SECTION, THE TERM "PROHIBITED VEHICLES," SHALL BE DEFINED SO AS TO INCLUDE ALL DUMP TRUCKS, SEMI-TRUCKS AND TRAILERS, AND ANY OTHER MOTORIZED VEHICLE OR TRAILER HAVING AN EMPTY GROSS VEHICLE WEIGHT IN EXCESS OF FIVE TONS, OR 10,000 POUNDS.
(B) IT SHALL BE UNLAWFUL FOR ANY PERSON TO OPERATE, TRAVEL, OR PARK ON ANY MUNICIPAL STREET, ALLEY OR THOROUGHFARE, ANY PROHIBITED VEHICLE WITHIN THE TOWN EXCEPT ON THE FOLLOWING STREETS: (1) KOKOMO ROAD; (2) BRYANT AVENUE WESTWARD FROM STATE ROAD 17 FOR DISTANCE OF 250 FEET; AND (3) CHICAGO AVENUE WESTWARD FROM STATE ROAD 17 FOR A DISTANCE OF 500 FEET. (CODE 1976, §11-1; LAND DEVELOPMENT CODE 1995,§ 2.01.15(1); ORD. NO. 92-187,§§ 1-3, 9-1-1992; ORD. NO. 2000-001, § 1, 3-7-2000)

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. 302.1 EXTERIOR PROPERTY AREAS, Sanitation

Violation(s) Description:
Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

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. 304.6 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 repair all exposed, rotten or missing exterior wall material. Repair / replace the soffit and rotten roof area around front porch. Place all misc. items within an enclosed structure and remove all junk / debris and scrap material. Remove bus. Repair or replace broken windows and Obtain permits for all construction work - small accessory structures to each side of home and to structure being built out of concrete blocks

To Be Corrected By: 01/11/2026	**Re-Inspection Date:** 01/13/2026
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748511

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250133
Petitioner,
vs.
Marisol Ortega

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 24, 2026 at 3:00 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: 12/11/2025

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, Marisol Ortega, P O Box 1035 Lake Hamilton FL 33851-1035.

Return Receipt Number: **70223330000149748511**

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:20250133
Petitioner,
vs.
Marisol Ortega

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 Marisol Ortega of P O Box 1035, Lake Hamilton, FL 33851-1035, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 527 Chicago Ave W, 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 _____ 12/11/25 _____

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

Date

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 December. 11th 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, Marisol Ortega located at P O Box 1035 Lake Hamilton FL 33851-1035 and is described as: LAKE VIEW SUB PB 3 PG 66 BLK A LOTS 20 THRU 30, Sub.: and further described as: 527 Chicago Ave W, Lake Hamilton, FL, 33851.

Violation:

SEC 30-1 WEIGHT LIMITATION

SEC. 105 PERMITS REQUIRED

SEC. 302.1 EXTERIOR PROPERTY AREAS, Sanitation

SEC. 304.13 WINDOW, SKYLIGHT AND DOOR FRAMES

SEC. 304.6 EXTERIOR STRUCTURE WALLS

SEC. 304.7 ROOFS AND DRAINAGE

Mailed to:

Marisol Ortega
P O Box 1035 Lake Hamilton FL 33851-1035

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC 30-1 WEIGHT LIMITATION

SEC. 105 PERMITS REQUIRED

SEC. 302.1 EXTERIOR PROPERTY AREAS, Sanitation

SEC. 304.13 WINDOW, SKYLIGHT AND DOOR FRAMES

SEC. 304.6 EXTERIOR STRUCTURE WALLS

SEC. 304.7 ROOFS AND DRAINAGE

Narrative:

Recommended corrective action:
Please repair all exposed, rotten or missing exterior wall material. Repair / replace the soffit and rotten roof area around front porch. Place all misc. items within an enclosed structure and remove all junk / debris and scrap material. Remove bus. Repair or replace broken windows and Obtain permits for all construction work - small accessory structures to each side of home and to structure being built out of concrete blocks

6.00
70.00

INSTR # 2003101995
BK 05373 PG 0089
RECORDED 05/23/2003 03:04:49 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 70.00
RECORDING FEES 6.00
RECORDED BY N Marion

This instrument was prepared by:
Joyce E. Wurtz, for
South Ridge Abstract & Title Co.
229 South Commerce
P O Box 1070
Sebring, Florida 33870

Parcel ID Number: 162827 827000 001200
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 19 day of May , 2003 A.D., **Between**
SUNBELT HOMES, INC., A Florida Corporation

of the County of , State of , **grantor,** and
MARISOL ORTEGA, a married woman

whose address is: PO Box 162 Dundee

of the County of Polk , State of Florida 33838 , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Polk State of Florida to wit:

Lots 20 thru 30 inclusive, in Block A, of LAKEVIEW ADDITION TO LAKE HAMILTON, according to the Plat thereof as recorded in Plat Book 3, at Page 66, of the Public Records of Polk County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes and assessments for the year 2003 and subsequent years

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

SUNBELT HOMES, INC., A Florida Corporation

Joyce E. Wurtz
Signature of Witness
Printed Name: Joyce E. Wurtz

By: [signature] (Seal)
Signature
Printed Name: Andre N. Delestang
P.O. Address: AS President
816 Charles Street
Frostproof FL 33843

Mary Ann McDermott
Signature of Witness
Printed Name: Mary Ann McDermott

(Corporate Seal)

STATE OF Florida
COUNTY OF Highlands

The foregoing instrument was acknowledged before me this 21 day of May , 2003 by Andre N. Delestang , as president of SUNBELT HOMES, INC., A Florida Corporation on behalf of the corporation
he is personally known to me or he has produced his personally known as identification.

Official Seal
JOYCE E. WURTZ
Notary Public, State of Florida
My comm. expires Aug. 10,2005
Comm. No. DD042189

Joyce E. Wurtz
Printed Name:
Notary Public
My Commission Expires:

59064

Laser Generated by © Display Systems, Inc. 2000 (863) 763-5555 Form FLWD-1

Polk County
Property Appraiser
Print Date: 01/21/2026

2025

Owner/Mailing Address:
ORTEGA MARISOL
PO BOX 1035
LAKE HAMILTON FL 33851-1035

Site Address:
527 CHICAGO AVE W LAKE HAMILTON 33851

27-28-16-827000-001200
LAKE VIEW SUB PB 3 PG 66 BLK A LOTS 20 THRU 30

Building Characteristics

Category	Type
Drive/Walk Way	CONCRETE
Exterior Wall	STUCCO
Fencing	None
Floor Cover	CARPET-VINYL
Frame / Const Type	MASONRY/BLOCK
Interior Wall	DRYWALL
Roof Structure	HIP-SHINGLE
Shape	RECTANGLE
Style	SINGLE FAMILY
Substruct	Continuous Wall

Category	Units	Adjustment
Cntrl Heating / AC	YES	0
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	3	0
Room: Full Bath	2	0
Room: Half Bath	0	0

Base Rate Adj.	Adjustment
Size Adjustment	0.91370
Story Height Adj	1.00000

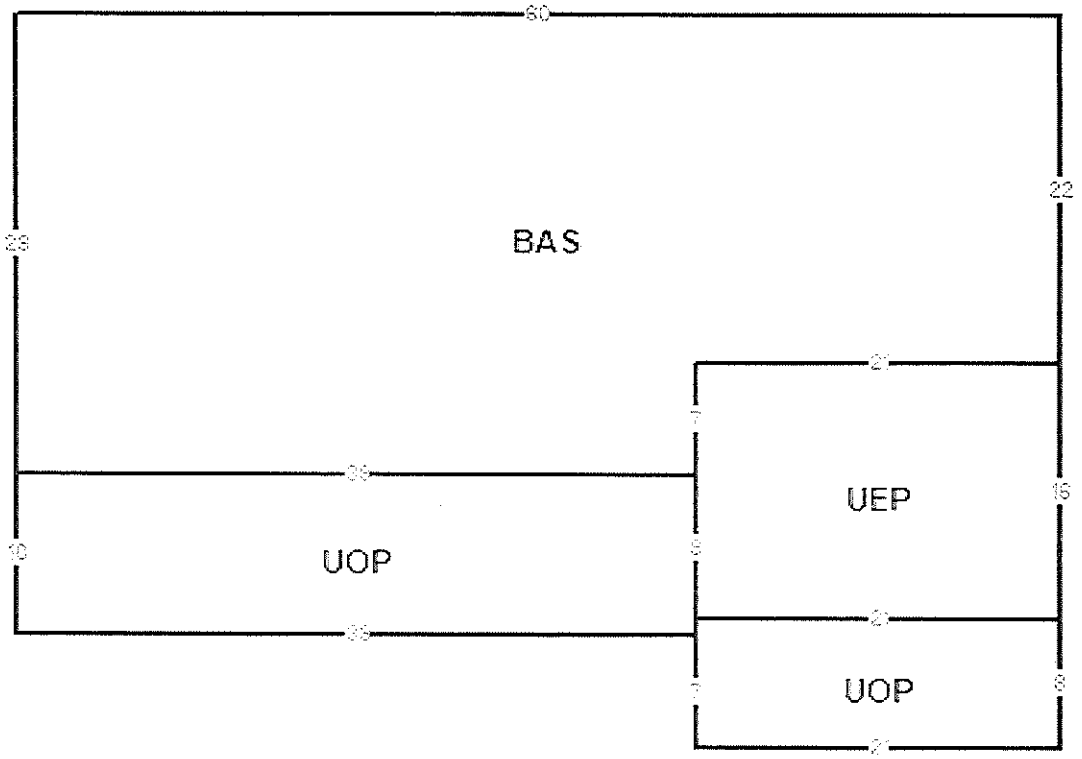
Depreciation Adj	Adjustment

Type	Class	Quality	Perimeter
SF	0	AV	178

AYB	EYB	RCNLD	Norm Dpr	%Good
2003	2003	203,535	14.00%	86.00%

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
05/21/2003	00	V	5373 / 0089	10,000	SUNBELT HOMES INC	ORTEGA MARISOL
11/15/2002	01	V	5177 / 926	100	ORTEGA MARISOL	SUNBELT HOMES INC
10/31/2002	00	V	5158 / 2045	10,000	BROWNING EDWARD H	ORTEGA MARISOL
02/01/1984	03	E	2216 / 2265	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 2025 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.polkflpa.gov/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272816827000001200

Total Acreage:	**0.95**
Millage Code:	**90450**
Neighborhood Code:	**140460.00**
Neighborhood Adj:	**1.05**

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	41,686
Classified Land Value:	0
* Assd Land Value:	41,686
* Tot Bldg Value:	203,535
* Tot XF Value:	1,500
Tot Jst Value:	246,721
Market Value:	246,721
Homestead Cap:	
Overall % Cap:	100.00%
Cap Base Year:	2005
HX Usage % Cap:	100.00%
Prior Market:	255,754
Prior Base:	128,683
Initial Base:	128,683
Current Base:	128,683
Maximum Cap:	132,415
Market Value:	246,721
Capped Value:	132,415
Non-Homestead Cap:	
Cap Base Year:	0
Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0

Assessment Values:

Ag Land:	0
Homestead:	132,415
Non-Homestead:	0
Cap Diff:	114,306
Portability	0
Total Value:	132,415
Exemption Value:	50,722
Taxable Value:	81,693
School Taxable Val:	107,415

Polk County
Property Appraiser
Print Date: 01/21/2026

2025

Owner/Mailing Address:
ORTEGA MARISOL
PO BOX 1035
LAKE HAMILTON FL 33851-1035

Site Address:
527 CHICAGO AVE W LAKE HAMILTON 33851

27-28-16-827000-001200

LAKE VIEW SUB PB 3 PG 66 BLK A LOTS 20 THRU 30

Extra Features

Note: A Building Number of 0 indicates the Extra Feature value is related to the overall property and is not building specific.

#	Use Code	Description	Bld Num	Units	Grade	Unit Price	Adjusted Unit Price	Factor	Orig %	Actual Year Built	Effective Year Built	Roll Year	% Condition	Depreciated Value
1	SHD2	SHED 1000	1	1	3	1,000.00	1,000.00	1.00	100.00%	2008	2008	2012	100.00%	1,000
2	PAT1	PATIO 500	1	1	3	500.00	500.00	1.00	100.00%	2012	2012	2016	100.00%	500

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	0011	Standard Site	0.00	0.00	41,243.00	S	0	1.00	3.70	3.70	100.00%	41,686

Sub Areas for Building 1

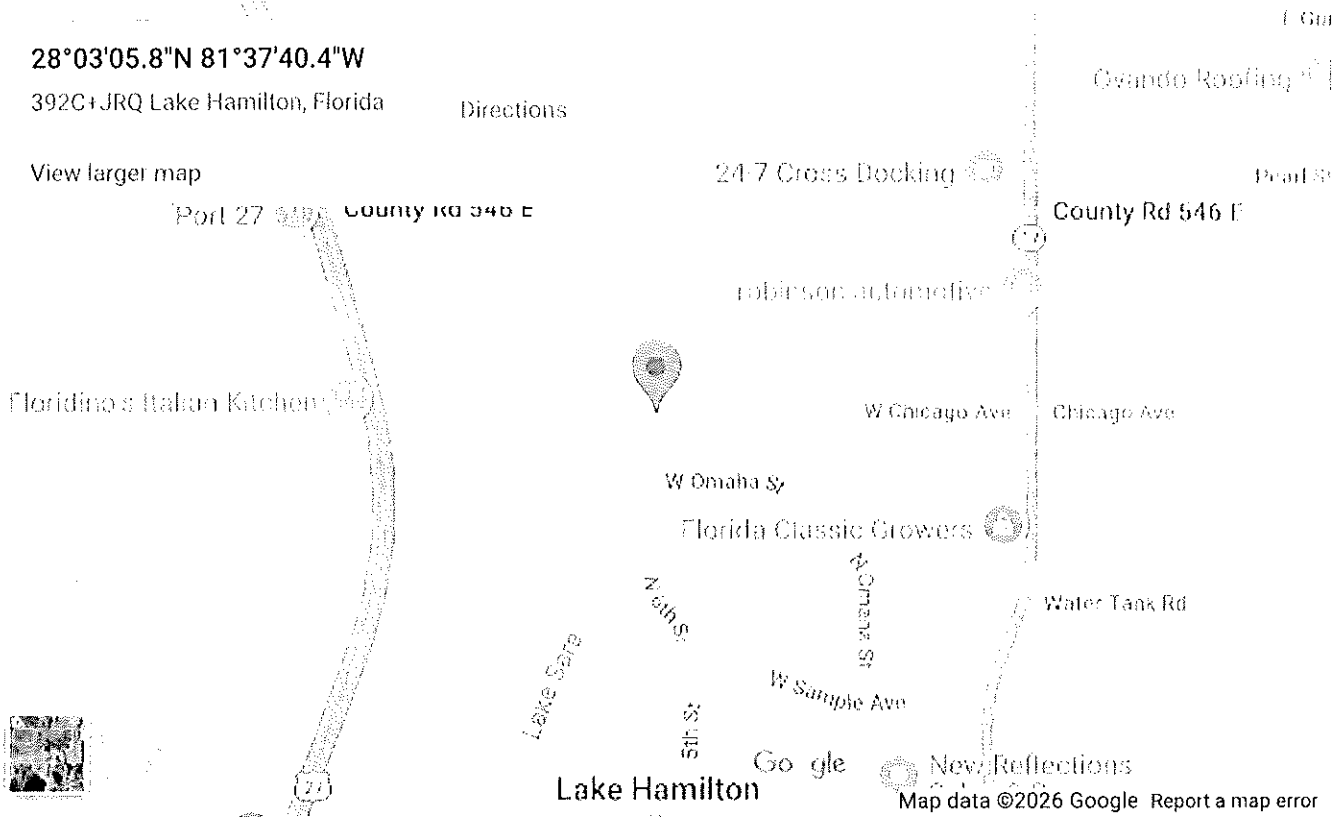
Please see https://www.polkflpa.gov/showLookupTable.aspx?table=sar for a list of codes and descriptions.

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	1,593	X	113.13	180,216	UEP	336		103.53	34,786	UOP	168		38.83	6,523	UOP	390		38.83	15,144
															Gross Area:				2,487
															Living Area:				1,593

Unpaid Bills All Bills

No unpaid bills

Legal
LAKE VIEW SUB PB 3 PG 66 BLK A LOTS 20 THRU 30



2025 Charges

Assessed	Exempt	Taxable	Millage
132415	50722	81693	0.05000

C104 POLK COUNTY ENV LANDS ACQUISITION $12.25

Assessed	Exempt	Taxable	Millage
132415	50722	81693	0.15000

SCHOOL GENERAL FUND $407.11

Assessed	Exempt	Taxable	Millage
132415	25000	107415	3.79000

SCHOOL LOCAL CAPITAL IMPROVEMENT $161.12

Assessed	Exempt	Taxable	Millage
132415	25000	107415	1.50000

TOWN OF LAKE HAMILTON $652.73

Assessed	Exempt	Taxable	Millage
132415	50722	81693	7.99000

SOUTHWEST FLA WATER MGMT DIST $14.96

Assessed	Exempt	Taxable	Millage
132415	50722	81693	0.18310

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 © 2026 Polk County Tax Collector

Parcel Details: 27-28-16-827000-001200

Owners *Recently purchased this property? Click here.*

ORTEGA MARISOL 100%

Mailing Address *(Address Change form)*

PO BOX 1035
LAKE HAMILTON FL 33851-1035

Physical Street Address *Why postal city and municipality? Click here.*

527 CHICAGO AVE W

Postal City and Zip

LAKE HAMILTON FL 33851

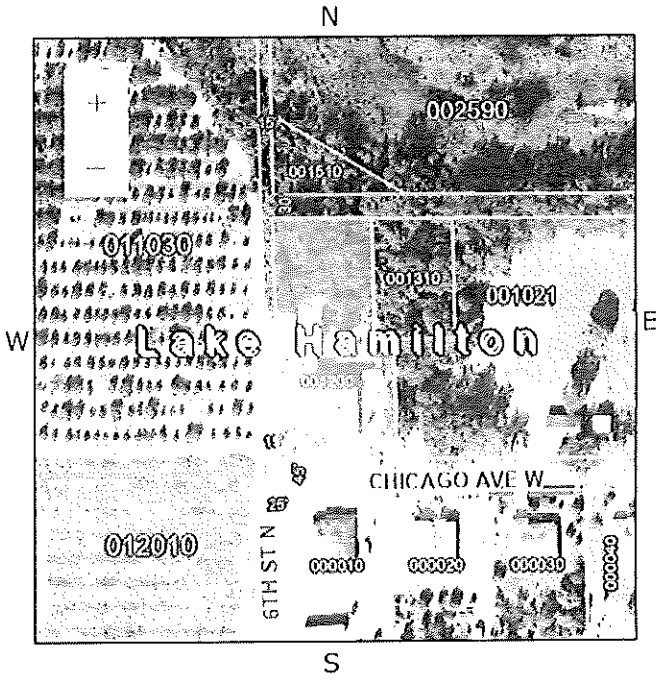
Parcel Information

Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140460.00** Search Recent Sales in this Neighborhood
Subdivision	**LAKE VIEW SUB PB 3 PG 66**
Property (DOR) Use Code	**SFR up to 2.49 AC (Code: 0100)**
Acreage	**0.95**
Community Redevelopment Area	**NOT IN CRA**

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 272816

HTML (opens in new tab)
Printable PDF

Linked Tangible Personal Property Accounts

Linked Accounts)

Note: Tangible Personal Property is defined as everything other than real estate that has value by itself. Please click the + plus sign to show the list of TPP accounts linked to this parcel. Only first two owner names shown.

2 TPP Account(s)

⊞ List of Accounts

Sales Historv

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250126
Owner: Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Mojica Yandel Omar Lallave
Violation Address: 2208 Crown Rock Dr., Haines City (LH)
Parcel ID #: 272815-822502-033030
Violations: LDC Sec. 105 Permits Required (permit required for the installation of a fence)

DATE: February 24, 2026

SUMMARY & RECOMMENDATION: Property remains in violation for installation of fence without permits. Therefore, staff recommends (30) days or a $100.00 a day fine to be imposed. The Cost of Enforcement fees are: $72.28

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 the respondent doesn't comply with the Special Magistrate order then can face daily fines.

RECOMMENDATION:

ATTACHMENT(S):
20250126 February 24, 2026 SM packet.pdf

7022 3330 0001 4974 8474

U.S. Postal Service™ 20250126 Feb'26
CERTIFIED MAIL® RECEIPT
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
$

Postmark Here
LAKE HAMILTON, FL 33851
DEC 12 2025

Sent To
Bryan Daniel Lallave Pancorbo
Jomarie Ortiz Cintron
Mejil Cayandel Omar Lallave

Street and Apt. No., or PO Box No.
2208 Crown Rocks DR

City, State, ZIP+4®
Haines City FL 33844

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

20250126 Feb'26

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

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:
Bryan Daniel Lallave Pancorbo
Jomarie Ortiz Cintron
mejil cayandel Omar Lallave
2208 Crown Rocks Dr
Haines City, FL 33844

9590 9402 5039 9092 6487 06

2. Article Number *(Transfer from service label)*
7022 3330 0001 4974 8474

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
Bryan Lallave

C. Date of Delivery
12/16/25

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

Received ★ Paid ★
DEC 22 2025

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ sured Mail
- ☐ sured Mail Restricted Delivery ver $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250126	**Date of Violation:** 10/30/2025	**Property Address:** 2208 Crown Rock Dr Haines City, Fl. 33844
Property Owner(s): Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Mojica Yandel Omar Lallave	**Property Owner(s) Address:** 2208 Crown Rocks Dr Haines City, FL 33844	**Mailing Address:**
Parcel Number: 272815-822502-033030		
Property Description: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 33 LOT 3		

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:	
Recommended Corrective Action: Please obtain permit for the installation of fence	
To Be Corrected By: 01/11/2026	**Re-Inspection Date:** 01/13/2026
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748474

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250126

Petitioner,

vs.

Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Mojica Yandel Omar Lallave

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 24, 2026 at 3:00 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: 12/11/2025

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, Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Mojica Yandel Omar Lallave, 2208 Crown Rocks Dr Haines City FL 33844.

Return Receipt Number: **70223330000149748474**

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:20250126
Petitioner,
vs.
Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Mojica Yandel Omar Lallave

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 Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Mojica Yandel Omar Lallave of 2208 Crown Rocks Dr, Haines City, FL 33844, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 2208 Crown Rock Dr, 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 _____ 12/11/25

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

Date

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 December 11th 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, Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Mojica Yandel Omar Lallave located at 2208 Crown Rocks Dr Haines City FL 33844 and is described as: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 33 LOT 3, Sub.: and further described as: 2208 Crown Rock Dr, Haines City, FL, 33844.

Violation:

SEC. 105 PERMITS
REQUIRED

Mailed to:

Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Mojica Yandel Omar Lallave
2208 Crown Rocks Dr Haines City FL 33844

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED

Narrative:

Recommended corrective action:
Please obtain permit for the installation of fence

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: 10/30/2025

Case Number: 20250126

Owner(s): Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Mojica Yandel Omar Lallave

Violation Address: 2208 Crown Rock Dr, Haines City, FL 33844

Property ID: 272815-822502-033030

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 the 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 20 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 11/19/25.

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 # 2025215018
BK 13698 Pgs 0337-0340 PG(s)4
09/12/2025 04:26:55 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 35.50
DEED DOC 1,820.00

This Instrument Prepared
under the supervision of:
Catherine P. Mueller, Esq
Lennar Title, Inc.
6675 Westwood Blvd, 5th floor
Orlando, FL 32821

Return to (via enclosed envelope)
Lennar Title, Inc.
6675 Westwood Blvd, 5th floor
Orlando, FL 32821

111649-023839

Property Appraiser's Folio No.:
27-28-15-822502-033030

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 29th day of August, 2025, by and between Lennar Homes, LLC, a Florida limited liability company ("**Grantor**") having a mailing address of 6675 Westwood Blvd., 5th Floor, Orlando, FL 32821, and Bryan Daniel Lallave Pancorbo, a single man and Jomarie Ortiz Cintron, a single woman and Yandel Omar Lallave-Mojica, a single man, as joint tenants with full rights of survivorship ("**Grantee**") whose mailing address is 2208 Crown Rock Drive, Haines City, FL 33844.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain and sell unto Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to the following described real property (the "**Property**") located and situated in the County of Polk, State of Florida, to wit:

Lot 3, in Block 33, of HAMILTON BLUFF SUBDIVISION PHASES 1 & 2, according to the plat thereof, as recorded in Plat Book 209, Page 19, of the Public Records of Polk County, Florida.

The Property is conveyed subject to the following:

A. Conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property but this provision shall not operate to reimpose the same.

B. Real estate, ad valorem and non ad valorem taxes and all assessments by any community development, recreation, water control, water conservation, watershed improvement or special taxing districts (including, without limitation, the obligation to pay maintenance assessments and capital assessments) affecting the Property, for this and subsequent years not yet due and payable.

C. All covenants, conditions and restrictions contained in this Deed are equitable servitudes, perpetual and run with the land, including, without limitation, Sections D, E, F, and G.

D. The requirements of Chapter 558 of the Florida Statutes (2016) as it may be renumbered and/or amended from time to time.

E. Grantor and Grantee specifically agree that this transaction involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "Disputes" (whether contract, warranty, tort, statutory or otherwise) shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Deed, the underlying purchase agreement for the sale and conveyance of the Property, the Property, the community in which the Property is located, or any dealings between Grantee and Grantor; (2) arising by virtue of any representations, promises or warranties alleged to have been made by Grantor or Grantor's representative; (3) relating to personal injury or property damage alleged to have been sustained by Grantee, Grantee's children or other occupants of the Property, or in the community in which the Property is located; or (4) issues of formation, validity or enforceability of this Section. Grantee has accepted this Deed on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose.

(1) Any and all mediations commenced by Grantor or Grantee shall be filed with and administered by the American Arbitration Association or any successor thereto ("AAA") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the

date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the Grantor and Grantee, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

(2) If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds $250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the parties, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both Grantor and Grantee.

(3) The waiver or invalidity of any portion of this Section E shall not affect the validity or enforceability of the remaining portions of Section E of the Deed. Grantee and Grantor further agree (1) that any Dispute involving Grantor's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Grantor may, at its sole election, include Grantor's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

(4) To the fullest extent permitted by applicable law, Grantor and Grantee agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, Grantor and Grantee further agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

(5) Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

(6) Grantee may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

(7) Grantor supports the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

(a) Notwithstanding the requirements of arbitration stated in Section E(2) of this Deed, Grantee shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

(b) Any mediator and associated administrative fees incurred shall be shared equally by Grantor and Grantee; however, Grantor and Grantee each agree to pay for their own attorneys' fees and costs.

(c) The fees for any claim pursued via arbitration shall be apportioned as provided in the Home Construction Rules of the AAA or other applicable rules.

(8) Notwithstanding the foregoing, if either Grantor or Grantee seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

(9) GRANTOR AND GRANTEE AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS GRANTOR FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE

PERSONS OR ENTITIES REFERRED TO IN SECTION E(3) ABOVE.

(10) THESE COVENANTS AND RESTRICTIONS ("DEED RESTRICTIONS") REQUIRING ARBITRATION AND RESOLUTION OF DISPUTES ARE INCORPORATED INTO THE DEED TO GRANTEE AND ARE MADE COVENANTS RUNNING WITH THE LAND IN PERPETUITY, BINDING UPON ALL SUBSEQUENT GRANTEES, PURCHASERS, SUCCESSORS AND ASSIGNS.

F. Notwithstanding the Grantor and Grantee's obligation to submit any Dispute to mediation and arbitration, in the event that a particular dispute is not subject to the mediation or the arbitration provisions of Section E of this Deed, then the Grantor and Grantee agree to the following provisions: GRANTEE ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS DEED ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. GRANTEE AND GRANTOR AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. GRANTEE AND GRANTOR HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL.

G. All provisions of that certain Declaration for Hamilton Bluff Phases 1 & 2 recorded in Official Records Book 13325, Page 847, of the Public Records of Polk County, Florida, as amended from time to time, which may include, without limitation, restrictions, covenants, conditions, easements, lien rights, obligations to pay assessments and architectural restrictions and which are incorporated by reference in their entirety into this Deed.

Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

[Signature page follows]

Grantee by acceptance of this Deed automatically agrees for itself, and its heirs, personal representatives, successors and assigns, to observe and to be bound by all of the terms and conditions set forth in this Deed and in the documents identified above, all exhibits attached thereto, and all future amendments thereof including without limitation, the provisions of any declarations or other covenants and restrictions applicable to the Property. The term Grantee used in this Deed shall include Grantee's heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be affixed the day and year first above written.

WITNESSES:

Print Name: Shannon Starr
Address: 6675 Westwood Blvd, 5th floor
Orlando, FL 32821

Print Name: Melinda M. Lufkin
Address: 6675 Westwood Blvd, 5th floor
Orlando, FL 32821

Lennar Homes, LLC, a Florida limited liability company

BY: _____
Benjamin Goldstein
Authorized Agent

(SEAL)

State of Florida

County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August 2025 by Benjamin Goldstein, the Authorized Agent of Lennar Homes, LLC, a Limited Liability Company under the laws of Florida, on behalf of the Limited Liability Company, who is personally known to me to be the persons therein.

MELINDA M. LUFKIN
Commission # HH 624291
Expires December 26, 2028

Notary Public, State of Florida
Melinda M. Lufkin
Print Name

My commission expires:
Seal

Polk County
Property Appraiser
Print Date: 01/20/2026

2025

** **Owner/Mailing Address:**
PANCORBO BRYAN DANIEL LALLAVE
CINTRON JOMARIE ORTIZ
2208 CROWN ROCK DR
HAINES CITY FL 33844-1551

Site Address:
2208 CROWN ROCK DR HAINES CITY 33844

27-28-15-822502-033030
HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209
PGS 19-38
BLOCK 33 LOT 3

Building Characteristics

0001 Vac.Res

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

Sorry, no sketch available
for this record

Card 1 of 1
Building No: -

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
08/29/2025	01	I	13698 / 00337	260,000	LENNAR HOMES LLC	PANCORBO BRYAN DANIEL LALLAVE
05/19/2025	05	V	13558 / 01192	802,200	TPG AG EHC III LEN MULTI STATE ...	LENNAR HOMES LLC
05/29/2024	03	V	13141 / 00064	4,530,000	LENNAR HOMES LLC	TPG AG EHC III LEN MULTI STATE 3 LLC
05/01/2024	03	V	13103 / 00140	4,530,000	GLK HAMILTON BLUFF INC	LENNAR HOMES 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 2025 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.polkflpa.gov/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272815822502033030

Total Acreage:	**0.14**
Millage Code:	**90450**
Neighborhood Code:	**140540.00**
Neighborhood Adj:	

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	44,000
Classified Land Value:	0
* Assd Land Value:	44,000
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	44,000
Market Value:	44,000
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:	2025
Usage % Cap:	100.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	44,000
Maximum Cap:	44,000
Market Value:	44,000

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	44,000
Cap Diff:	0
Portability	0
Total Value:	44,000
Exemption Value:	0
Taxable Value:	44,000
School Taxable Val:	44,000

Polk County
Property Appraiser
Print Date: 01/20/2026

2025

** Owner/Mailing Address:
PANCORBO BRYAN DANIEL LALLAVE
CINTRON JOMARIE ORTIZ
2208 CROWN ROCK DR
HAINES CITY FL 33844-1551

Site Address:
2208 CROWN ROCK DR HAINES CITY 33844

27-28-15-822502-033030

HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209
PGS 19-38
BLOCK 33 LOT 3

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	0011	Standard Site	0.00	0.00	1.00	U	0	1.00	44,000.00	44,000.00	100.00%	44,000

Sub Areas for Building

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

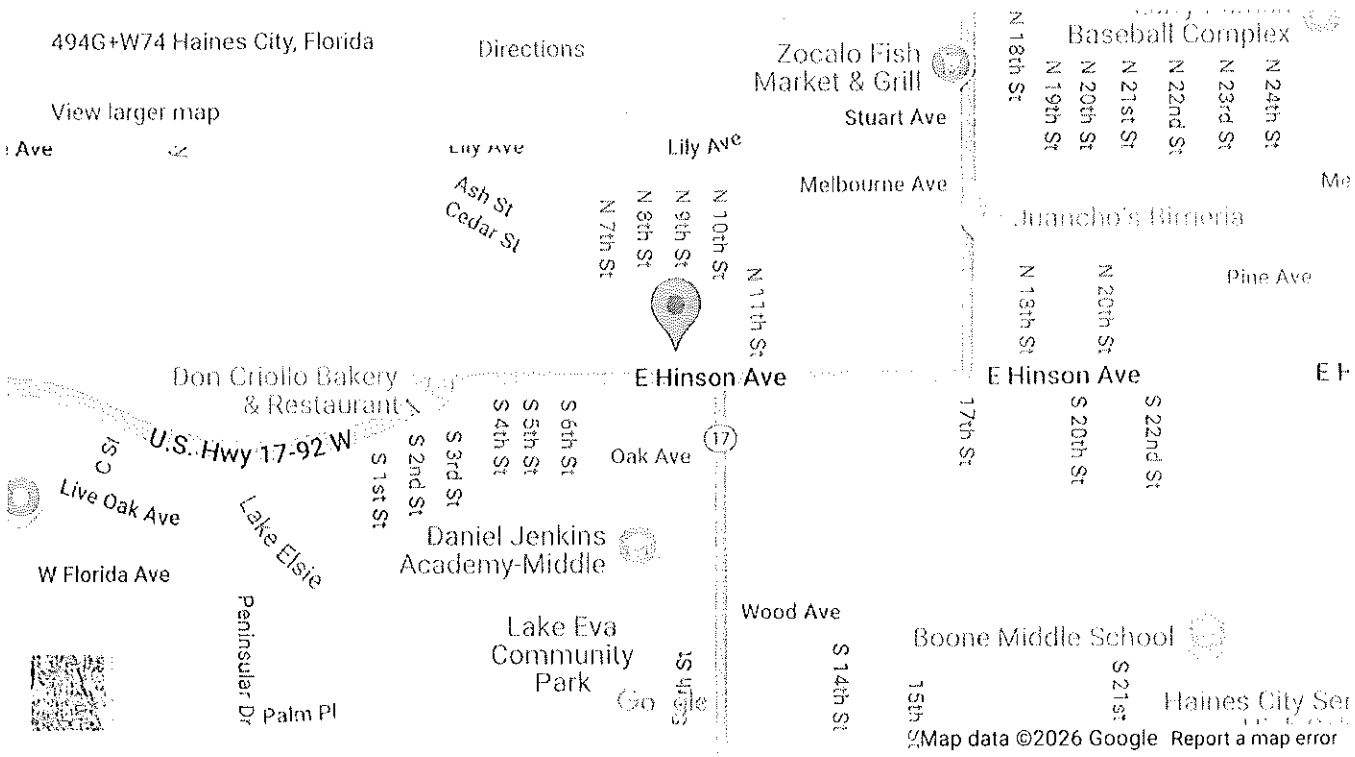
Tax Collector

Unpaid Bills All Bills

No unpaid bills

Parcel Details Appraiser Info Parcel Map

Tax Collector



2025 Charges

AD-VALOREM TAXES

Tax Collector

Assessed	Exempt	Taxable	Millage
44000	0	44000	0.15000

SCHOOL GENERAL FUND $166.76

Assessed	Exempt	Taxable	Millage
44000	0	44000	3.79000

SCHOOL LOCAL CAPITAL IMPROVEMENT $66.00

Assessed	Exempt	Taxable	Millage
44000	0	44000	1.50000

TOWN OF LAKE HAMILTON $351.56

Assessed	Exempt	Taxable	Millage
44000	0	44000	7.99000

SOUTHWEST FLA WATER MGMT DIST $8.06

Assessed	Exempt	Taxable	Millage
44000	0	44000	0.18310

Ad-Valorem Total $884.31

NON AD-VALOREM ASSESSMENTS Amount

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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No permit

Parcel Details: 27-28-15-822502-033030

Owners *Recently purchased this property? Click here.*

PANCORBO BRYAN DANIEL LALLAVE	33.34%
CINTRON JOMARIE ORTIZ	33.33%
LALLAVE MOJICA YANDEL OMAR	33.33%

Mailing Address *(Address Change form)*

2208 CROWN ROCK DR
HAINES CITY FL 33844

Physical Street Address *Why postal city and municipality? Click here.*

2208 CROWN ROCK DR

Postal City and Zip

HAINES CITY FL 33844

Parcel Information

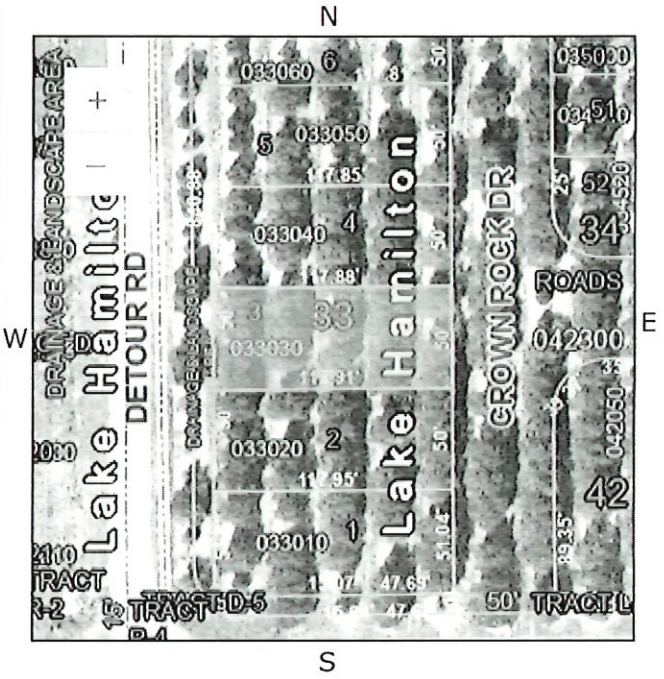
Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140540.00** Search Recent Sales in this Neighborhood
Subdivision	**HAMILTON BLUFF SUBDIVISION PHASES 1 & 2**
Property (DOR) Use Code	**Vac.Res (Code: 0001)**
Acreage	**0.14**
Community Redevelopment Area	**NOT IN CRA**

10/14/25
fence wp
permit
20250126

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 272815

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	Type Inst	Vacant/ Improved	Grantee	Sales Price
13698/00337	08/2025	W	I	PANCORBO BRYAN DANIEL LALLAVE	$260,000
13558/01192	05/2025	W	V	LENNAR HOMES LLC	$802,200

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250128
Owner: Kionadra Lee
Violation Address: 2223 Crown Rock Dr, Haines City (LH)
Parcel #272815-822502-034460
Violation: Sec. 105 Permits required (installation of fence)

DATE: February 24, 2026

SUMMARY & RECOMMENDATION: A fence contractor installed a fence without an issued permit. They applied for permit #260051 which was paid for however, never picked up (sitting in permit department for 97 days). No inspections have been conducted. The fence remains in violation until the permit status states: Issued.

Therefore, staff is recommending (30) days or $100.00 a day fine be imposed. The Cost of Enforcement fees are: $41.83

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. However, if the respondent doesn't comply by the timeframe given they will face daily fines.

RECOMMENDATION:

ATTACHMENT(S):
20250128 - Feb. 24, 2026 SM Packet.pdf

Permit #: 260051
Permit Date: 01/21/26
Permit Type:
Permit Type: Building/Residential
Permit Prefix: BPR
Permit Issued:
Site Address: 2223 Crown Rock Drive
Applicant Name: Mario Colinet - Pro Master Fencing
Applicant Address: 2192 Doe Run Drive
Applicant City, State, Zip: Davenport, FL 33837
Applicant Email: salespromasterfencing@gmail.com
Applicant Phone: 407-730-1686
Description: Install tan vinyl fence with 2 gates
Square Feet: 0
Roof/Residential:
Construction Cost: 4300
Square Feet Living Space:
S/I Improvements:
Status: Paid/Not Picked UP
Assigned To: Shawna Schuette

As of 2/4/26
Not P/U

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
272815-822502-034460	2223 Crown Rock Drive		Lee Kionadra		

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Pro Master Fencing LLC	Mario Colinet		2192 Doe Run Drive	Registered Fence	Business Tax Receipt	265274
Pro Master Fencing LLC	Mario Colinet		2192 Doe Run Drive	Registered Fence	General Liability	HBW5212041XB1
Pro Master Fencing LLC	Mario Colinet		2192 Doe Run Drive	Registered Fence	Worker's Compensation	RWC016000001126747

Fees

Fee	Description	Notes	Amount
ADMIN FEE	ADMIN fee for all permits		$30.00
Basic Permit Fee			$45.60
Site Plan Review Fee	50% of basic permit fee		$22.40
		Total	**$98.00**

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
01/21/2026	Mario Colinet	Paid by Credit Card	Credit Card	Jeannea Colon	$98.00
				Outstanding Balance	**$0.00**

Uploaded Files

Date	File Name
01/21/2026	30349234-Square - Estimate - 0962.pdf
01/21/2026	30346916-Fence site plan.pdf
01/21/2026	30346910-Building-Permit-Application-8th-Edition-PDF (1).pdf

ALERT: WINTER WEATHER IN THE NORTHERN PLAINS, GREAT LAKES, OHIO VALLEY, AND NO...

USPS Tracking®

FAQs >

Remove X

Tracking Number:

70223330000149748481

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

Latest Update

Your item was delivered to an individual at the address at 3:16 pm on December 15, 2025 in HAINES CITY, FL 33844.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

HAINES CITY, FL 33844

December 15, 2025, 3:16 pm

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



U.S. Postal Service™ 20250128
CERTIFIED MAIL® RECEIPT Feb'26
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
$

DEC 12 2025
Postmark Here
USPS

Sent To
Rionadra Lee
Street and Apt. No., or PO Box No.
3333 Crown Rock Dr
City, State, ZIP+4®
Haines City, FL 33844-1551

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

7022 3330 0001 4974 8481

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250128	**Date of Violation:** 10/30/2025	**Property Address:** 2223 Crown Rock Dr Haines City, FL 33844
Property Owner(s): Kionadra Lee	**Property Owner(s) Address:** 2223 Crown Rock Dr Haines City, FL 33844-1551	**Mailing Address:**
Parcel Number: 272815-822502-034460		
Property Description: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 34 LOT 46		

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:	
Recommended Corrective Action: Please obtain permit for the installation of fence	
To Be Corrected By: 01/11/2026	**Re-Inspection Date:** 01/13/2026
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748481

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250128
Petitioner,
vs.
Kionadra Lee

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 24, 2026 at 3:00 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: 12/11/2025

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, Kionadra Lee, 2223 Crown Rock Dr Haines City FL 33844-1551.

Return Receipt Number: **70223330000149748481**

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:20250128
Petitioner,
vs.
Kionadra Lee

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 Kionadra Lee of 2223 Crown Rock Dr, Haines City, FL 33844-1551, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 2223 Crown Rock Dr, 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 _____ 12/11/25 _____

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

Date

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 December 11th 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, Kionadra Lee located at 2223 Crown Rock Dr Haines City FL 33844-1551 and is described as: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 34 LOT 46, Sub.: and further described as: 2223 Crown Rock Dr, Haines City, FL, 33844.

Violation:

SEC. 105 PERMITS
REQUIRED

Mailed to:

Kionadra Lee
2223 Crown Rock Dr Haines City FL 33844-1551

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED

Narrative:

Recommended corrective action:
Please obtain permit for the installation of fence

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: 10/30/2025

Case Number: 20250128

Owner(s): Kionadra Lee

Violation Address: 2223 Crown Rock Dr, Haines City, FL 33844

Property ID: 272815-822502-034460

Violation(s):

Recommended corrective action:

Please obtain permit for the installation of fencde

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 20 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 11/19/25.

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 # 2025210813
BK 13691 Pgs 1740-1743 PG(s)4
09/09/2025 03:01:45 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 35.50
DEED DOC 2,212.00

This Instrument Prepared
under the supervision of:
Catherine P. Mueller, Esq
Lennar Title, Inc.
6675 Westwood Blvd, 5th floor
Orlando, FL 32821

Return to (via enclosed envelope)
Lennar Title, Inc.
6675 Westwood Blvd, 5th floor
Orlando, FL 32821

111649-023805

Property Appraiser's Folio No.:
27-28-15-822502-034460

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of the 28 day of AUGUST, 2025, by and between Lennar Homes, LLC, a Florida limited liability company ("**Grantor**") having a mailing address of 6675 Westwood Blvd., 5th Floor, Orlando, FL 32821, and Kionadra Lee, a single woman ("**Grantee**") whose mailing address is 2223 Crown Rock Drive, Haines City, FL 33844.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain and sell unto Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand that Grantor has in and to the following described real property (the "**Property**") located and situated in the County of Polk, State of Florida, to wit:

Lot 46, in Block 34, of HAMILTON BLUFF SUBDIVISION PHASES 1 & 2, according to the plat thereof, as recorded in Plat Book 209, Page 19, of the Public Records of Polk County, Florida.

The Property is conveyed subject to the following:

A. Conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property but this provision shall not operate to reimpose the same.

B. Real estate, ad valorem and non ad valorem taxes and all assessments by any community development, recreation, water control, water conservation, watershed improvement or special taxing districts (including, without limitation, the obligation to pay maintenance assessments and capital assessments) affecting the Property, for this and subsequent years not yet due and payable.

C. All covenants, conditions and restrictions contained in this Deed are equitable servitudes, perpetual and run with the land, including, without limitation, Sections D, E, F, and G.

D. The requirements of Chapter 558 of the Florida Statutes (2016) as it may be renumbered and/or amended from time to time.

E. Grantor and Grantee specifically agree that this transaction involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "Disputes" (whether contract, warranty, tort, statutory or otherwise) shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Deed, the underlying purchase agreement for the sale and conveyance of the Property, the Property, the community in which the Property is located, or any dealings between Grantee and Grantor; (2) arising by virtue of any representations, promises or warranties alleged to have been made by Grantor or Grantor's representative; (3) relating to personal injury or property damage alleged to have been sustained by Grantee, Grantee's children or other occupants of the Property, or in the community in which the Property is located; or (4) issues of formation, validity or enforceability of this Section. Grantee has accepted this Deed on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose.

(1) Any and all mediations commenced by Grantor or Grantee shall be filed with and administered by the American Arbitration Association or any successor thereto ("AAA") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the

mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the Grantor and Grantee, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

(2) If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds $250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the parties, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both Grantor and Grantee.

(3) The waiver or invalidity of any portion of this Section E shall not affect the validity or enforceability of the remaining portions of Section E of the Deed. Grantee and Grantor further agree (1) that any Dispute involving Grantor's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Grantor may, at its sole election, include Grantor's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

(4) To the fullest extent permitted by applicable law, Grantor and Grantee agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, Grantor and Grantee further agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

(5) Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

(6) Grantee may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

(7) Grantor supports the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

(a) Notwithstanding the requirements of arbitration stated in Section E(2) of this Deed, Grantee shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

(b) Any mediator and associated administrative fees incurred shall be shared equally by Grantor and Grantee; however, Grantor and Grantee each agree to pay for their own attorneys' fees and costs.

(c) The fees for any claim pursued via arbitration shall be apportioned as provided in the Home Construction Rules of the AAA or other applicable rules.

(8) Notwithstanding the foregoing, if either Grantor or Grantee seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

(9) GRANTOR AND GRANTEE AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS GRANTOR FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE PERSONS OR ENTITIES REFERRED TO IN SECTION E(3) ABOVE.

(10) THESE COVENANTS AND RESTRICTIONS ("DEED RESTRICTIONS") REQUIRING ARBITRATION AND RESOLUTION OF DISPUTES ARE INCORPORATED INTO THE DEED TO GRANTEE AND ARE MADE COVENANTS RUNNING WITH THE LAND IN PERPETUITY, BINDING UPON ALL SUBSEQUENT GRANTEES, PURCHASERS, SUCCESSORS AND ASSIGNS.

F. Notwithstanding the Grantor and Grantee's obligation to submit any Dispute to mediation and arbitration, in the event that a particular dispute is not subject to the mediation or the arbitration provisions of Section E of this Deed, then the Grantor and Grantee agree to the following provisions: GRANTEE ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS DEED ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. GRANTEE AND GRANTOR AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. GRANTEE AND GRANTOR HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL.

G. All provisions of that certain Declaration for Hamilton Bluff Phases 1 & 2 recorded in Official Records Book 13325, Page 847, of the Public Records of Polk County, Florida, as amended from time to time, which may include, without limitation, restrictions, covenants, conditions, easements, lien rights, obligations to pay assessments and architectural restrictions and which are incorporated by reference in their entirety into this Deed.

Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

[Signature page follows]

Grantee, by acceptance of this Deed, automatically agrees for itself, and its heirs, personal representatives, successors and assigns, to observe and to be bound by all of the terms and conditions set forth in this Deed and in the documents identified above, all exhibits attached thereto, and all future amendments thereof including, without limitation, the provisions of any declarations or other covenants and restrictions applicable to the Property. The term Grantee used in this Deed shall include Grantee's heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be affixed the day and year first above written.

WITNESSES

Print Name: CYNTHIA J. BROWN
Address: 6675 Westwood Blvd, 5th floor
Orlando, FL 32821

Print Name: Maiska Torres
Address: 6675 Westwood Blvd, 5th floor
Orlando, FL 32821

Lennar Homes, LLC, a Florida limited liability company

BY: _____
Benjamin Goldstein
Authorized Agent

(SEAL)

State of Florida
County of Polk Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of August, 2025 by Benjamin Goldstein, the Authorized Agent of Lennar Homes, LLC, a Limited Liability Company under the laws of Florida, on behalf of the Limited Liability Company, who is personally known to me to be the persons therein.

Notary Public, State of Florida
CYNTHIA J. BROWN

Print Name

My commission expires:
Seal

CYNTHIA J. BROWN
Notary Public - State of Florida
Commission # HH 328458
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Account [illegible]

Tax Year 2025

Unpaid Bills All Bills

No unpaid bills

Tax Collector

Legal

HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 34 LOT 46



2025 Charges

Tax Collector

Assessed	Exempt	Taxable	Millage
42000	0	42000	0.05000

C104 POLK COUNTY ENV LANDS ACQUISITION $6.30

Assessed	Exempt	Taxable	Millage
42000	0	42000	0.15000

SCHOOL GENERAL FUND $159.18

Assessed	Exempt	Taxable	Millage
42000	0	42000	3.79000

SCHOOL LOCAL CAPITAL IMPROVEMENT $63.00

Assessed	Exempt	Taxable	Millage
42000	0	42000	1.50000

TOWN OF LAKE HAMILTON $335.58

Assessed	Exempt	Taxable	Millage
42000	0	42000	7.99000

SOUTHWEST FLA WATER MGMT DIST $7.69

Assessed	Exempt	Taxable	Millage
42000	0	42000	0.18310

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 © 2026 Polk County Tax Collector

Polk County
Property Appraiser
Print Date: 02/04/2026

2025

Owner/Mailing Address:
LEE KIONADRA
2223 CROWN ROCK DR
HAINES CITY FL 33844-1551

Site Address:
2223 CROWN ROCK DR HAINES CITY 33844

27-28-15-822502-034460

HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209
PGS 19-38
BLOCK 34 LOT 46

Building Characteristics 0001 Vac.Res

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

Sorry, no sketch available for this record

Card 1 of 1
Building No: -

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
08/28/2025	01	I	13691 / 01740	316,000	LENNAR HOMES LLC	LEE KIONADRA
06/17/2025	05	V	13598 / 00476	870,300	TPG AG EHC III LEN MULTI STATE ...	LENNAR HOMES LLC
05/29/2024	03	V	13141 / 00064	4,530,000	LENNAR HOMES LLC	TPG AG EHC III LEN MULTI STATE 3 LLC
05/01/2024	03	V	13103 / 00140	4,530,000	GLK HAMILTON BLUFF INC	LENNAR HOMES 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 2025 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.polkflpa.gov/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272815822502034460

Total Acreage:	**0.11**
Millage Code:	**90450**
Neighborhood Code:	**140540.00**
Neighborhood Adj:	

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	42,000
Classified Land Value:	0
* Assd Land Value:	42,000
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	42,000
Market Value:	42,000
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:	2025
Usage % Cap:	100.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	42,000
Maximum Cap:	42,000
Market Value:	42,000

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	42,000
Cap Diff:	0
Portability	0
Total Value:	42,000
Exemption Value:	0
Taxable Value:	42,000
School Taxable Val:	42,000

Polk County
Property Appraiser
Print Date: 02/04/2026

2025

Owner/Mailing Address:
LEE KIONADRA
2223 CROWN ROCK DR
HAINES CITY FL 33844-1551

Site Address:
2223 CROWN ROCK DR HAINES CITY 33844

27-28-15-822502-034460

HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209
PGS 19-38
BLOCK 34 LOT 46

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	1.00	U	0	1.00	42,000.00	42,000.00	100.00%	42,000

Sub Areas for Building

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

No Permit

Parcel Details: 27-28-15-822502-034460

Owners *Recently purchased this property? Click here.*

LEE KIONADRA 100%

Mailing Address *(Address Change form)*

2223 CROWN ROCK DR
HAINES CITY FL 33844-1551

Physical Street Address *Why postal city and municipality? Click here.*

2223 CROWN ROCK DR

Postal City and Zip

HAINES CITY FL 33844

Parcel Information

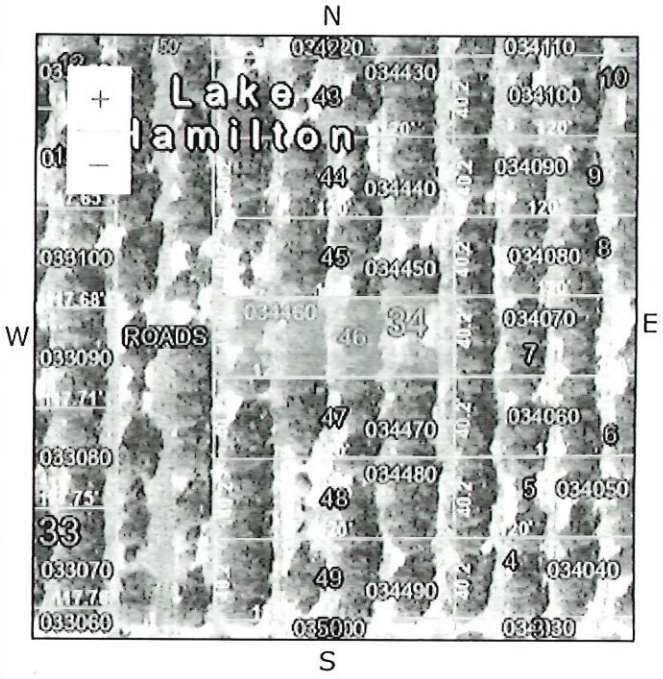
Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140540.00** Search Recent Sales in this Neighborhood
Subdivision	**HAMILTON BLUFF SUBDIVISION PHASES 1 & 2**
Property (DOR) Use Code	**Vac.Res (Code: 0001)**
Acreage	**0.11**
Community Redevelopment Area	**NOT IN CRA**

10/14/25
fence w/o permit
20250128

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 272815

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	Type Inst	Vacant/ Improved	Grantee	Sales Price
13691/01740	08/2025	W	I	LEE KIONADRA	$316,000
13598/00476	06/2025	W	V	LENNAR HOMES LLC	$870,300