Town of Lake Hamilton

SPECIAL MAGISTRATE HEARING Agenda – March 31, 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 (3:00 p.m.) - Special Magistrate, Joe Mawhinney

EXPLANATION OF PROCEDURES - Special Magistrate, Joe Mawhinney

APPROVE OF MINUTES

February 24, 2026, 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

Code Case #20250057 Owner: Jesse Dale Strouse Violation Address: 111 Nelson Ave. W, Lake Hamilton Parcel ID# 272816-823000-014321 Violation: LDC Sec. 16-335 - Compatibility, landscaping and buffering standards - (f) Buffer Yard (2) Buff yard along right of way. (d) Setbacks for vision clearance. Buffer yards shall not be planted in any

portion of the visibility triangle.Â LDC Sec. 20-46 Prohibition - (e) Storage of distressed vehicle or abandoned vehicle. (Vehicles that do not run or have current sticker) and IPMC Sec. 302.7 Accessory Structure - (Detached accessory structure roof needs to be repaired / replaced). Â NOTE: All violations have been corrected with the exception of the accessory structure roof. Respondent is requesting (60) days to be able to get resolved.Â Email is attached.

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE CASES

REQUEST FOR REDUCTION CASES

FIRST OFFENSE

Code Case: 20250129 Owners: Emilse Nin Garavita and Luisa Feranda Suarez Nino Violation Address: 1301 June Lake Loop, Haines City Parcel ID#272815-822502-026260 Violation: FL Bldg. Code Sec. 105 Permits Required (installation of fence without permits) NOTE: Contractor failed to submit required paperwork and register through the Town before permits can be issued.

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

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: FL Bldg Code Sec 105 Permits Required (installation of fence)

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 (parking a commercial bus), LDC Sec. 105 Permits Required (two additions (1) to each side of the home and the structure being built without permits), 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 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: Sec. 304.6 Exterior Structure Walls, Sec. 304.7 Roofs and Drainage, LDC Sec 30-1 Weight Limitations: bus and Sec. 304.13 Windows, Skylight and Door Frames -- all have been brought into compliance. Â Still not in compliance with Sec. 302.1 Exterior Property Areas, Sanitation and FL Building Code Sec. 105 Permits Required (accessory structures (1) to each side of home and structure being built. No permits have been issued.

Code Case #20250157 Owners: 2890 Inc., Kokomo Partners, LLC and Samantha Marie, LLC Violation Address: 930 Roberts Rd, Units #95, #96, #97 and #66, Lake Hamilton Parcel ID#272808-821701-000020 Violation: FL Bldg Code Sec 105 - Permits Required (Paint booth must be permitted and approved through the Fire Marshall and Town's BTR must reflect same businesses as the County - (BTR has been corrected) - Moving forward with

paint booth violation only.

REPEAT OFFENDER

FORECLOSURE INQUIRY

MONTHLY REPORT -- January 27, 2026 we had (1) Imposition case, (3) Extensions, and (3) First Offenders

February 24, 2026 we had (2) Requests for Reductions and (3) First Offenders which were continued to March 31, 2026 SM Hearing

NEXT MEETING DATE – May 26, 2026

ADJOURNMENT

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: February 24, 2026, Special Magistrate Meeting minutes.

DATE: March 31, 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):
February 24, 2026 Special Magistrate meeting minutes.pdf

TOWN OF LAKE HAMILTON MINUTES
SPECIAL MAGISTRATE HEARING TUESDAY,
FEBRUARY 24, 2026 3:00 PM

The Special Magistrate of Lake Hamilton held a SPECIAL MAGISTRATE HEARING on Tuesday, February 24, 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 called the meeting to order at 3:00 pm.

EXPLANATION OF PROCEDURES - Special Magistrate, Joe Mawhinney

APPROVE OF MINUTES
Special Magistrate approved the January 27, 2026, Special Magistrate meeting minutes and the October 28, 2026, Special Magistrate meeting 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.

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).

NOTE: The Town conducted an Order of Enforcement and the fines / liens for this case are staff costs.
Code Officer Lisa Harris presented this case to the Special Magistrate. The new owner was present and commented. The subject property was purchased through a Tax Deed sale. The new owner is responsible for all outstanding liens and fines. The cost the Town incurred while in enforcement is $267.49. The Town is willing to reduce the lien amount to 0, if the cost of enforcement is paid. **The Special Magistrate ruled in favor of the town for cost of enforcement in the total amount of 267.49 payable within 30 days to get the benefit of the reduction.**

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)
Code Officer Lisa Harris presented this case to the Special Magistrate. 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 owner was present and commented. The Town recommended the cost of enforcement in the amount of $157.61 and recording fees of $40.00. **The Special Magistrate ruled in favor of the town for cost of enforcement in the total amount of 197.61 payable within 30 days to get the benefit of the reduction lien from $820,146.87 to $0.**

FIRST OFFENSE
Code Officer Lisa Harris requested to postpone the First Offense case to the month of March since she was out of the office due to illness.
Special Magistrate granted the request to postpone the First Offense case to the month of March Hearing.

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.

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
The Special Magistrate adjourned the meeting at 3:51 pm.

ATTEST:

_____
Joseph Mawhinney, Special Magistrate

_____
Jacqueline Borja, Town Clerk

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Community Development Department

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250057
Owner: Jesse Dale Strouse
Violation Address: 111 Nelson Ave. W, Lake Hamilton
Parcel ID# 272816-823000-014321
Violation: LDC Sec. 16-335 - Compatibility, landscaping and buffering standards - (f) Buffer Yard (2) Buff yard along right of way. (d) Setbacks for vision clearance. Buffer yards shall not be planted in any portion of the visibility triangle. LDC Sec. 20-46 Prohibition - (e) Storage of distressed vehicle or abandoned vehicle. (Vehicles that do not run or have current sticker) and IPMC Sec. 302.7 Accessory Structure - (Detached accessory structure roof needs to be repaired / replaced).

NOTE: All violations have been corrected with the exception of the accessory structure roof.
Respondent is requesting (60) days to be able to get resolved. Email is attached.

DATE: March 31, 2026

SUMMARY & RECOMMENDATION: With a written request from the respondent the Town staff is recommending (60) days extension to finish this last violation.

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: If the respondent doesn't comply by the time frame given on the extension, they will be faced with a daily fine.

RECOMMENDATION:

ATTACHMENT(S):
20250057 - Email requesting extension.pdf
20250057 - Jan 27, 2026 FOF.pdf

Outlook

Re: Roof repairs extension

From Lisa Harris <harrisl@townoflakehamilton.com>
Date Thu 3/12/2026 11:37 AM
To Jesse Strouse <jdstrouse1992@gmail.com>

Good morning:
I will place your case on the March 31, 2026 Special Magistrate agenda under the Request for an Extension. Once the Special Magistrate hearing is completed, you will get a copy of the extension approval.

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: Jesse Strouse <jdstrouse1992@gmail.com>
Sent: Thursday, March 12, 2026 9:56 AM
To: Lisa Harris <harrisl@townoflakehamilton.com>
Subject: Roof repairs extension

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

Dear Lisa, Im gonna be needing about 2 extra months to get my repairs done on my roof. Due to the rainy weather n needing to get more of my roofing supplies. Thanks,Jesse Strouse

IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA

VIOLATION NO: 20250057

IN RE: 111 Nelson Ave W
272816-823000-014321
LAKE HAMILTON PB 3A PG 34 BLK 14 LOTS 32 E 30 INCHES & 33 THRU 36

TOWN OF LAKE HAMILTON, a Florida municipal corporation,
Petitioner

v.

Jesse Dale Strouse
P O Box 405 Lake Hamilton, FL 33851-0405
Respondent(s)

ORDER FINDING VIOLATION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

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

FINDINGS OF FACT

1. On or about 06/12/2025 there existed at on the above described property, the following conditions in violation of the Code of Ordinances of the Town of Lake Hamilton, such conditions constituting a nuisance and a serious threat to the public health, safety, and welfare within the meaning of §162.06(4), Florida Statutes:

   Violations:
   A. Sec. 16-335. - Compatibility, landscaping and buffering standards. - (f) Buffer Yards (2) Buffer yards along rights-of-way. (d) Setbacks for vision clearance. Buffer yards shall not be planted in any portion of the visibility triangle.
   B. SEC. 20-46 - Prohibition - (e) Storage of distressed vehicle or abandoned vehicle. Except as provided in this subsection, no distressed vehicle or abandoned vehicle shall be parked or stored, and no vehicle frame, vehicle body, or vehicle body part shall be stored, on a residentially designated or residential property except when in a completely enclosed garage or building. Except one distressed vehicle or abandoned vehicle or vehicle component is permitted in the rear yard of a residential dwelling unit provided such vehicle or vehicle component is stored no closer than five feet from any side or rear boundary line and is completely screened from view of neighboring homes and properties by proper fencing or other screening methods allowed under the land development regulations. Sheet metal, tarpaulin, or car cover shall not be used to satisfy these screening requirements.
   C. SEC. 302.7 ACCESSORY STRUCTURE - ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGE, FENCES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR.

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

CONCLUSIONS OF LAW

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

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

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

STATE OF FLORIDA

COUNTY OF POLK

I, the undersigned duly appointed Town Clerk of the Town of Lake Hamilton, Florida, HEREBY CERTIFY that the foregoing is a true and correct copy of the Order Imposing Fine / Administrative Lien for the Town of Lake Hamilton, Petitioner, vs. Jesse Dale Strouse, 20250057, as shown in the records of the Town on file in the office of the Town Clerk.

WITNESS my hand and the seal of the Town of Lake Hamilton, Florida, this day 27th of January, 2026.

Town Clerk

ORDER

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

- ☐ Summary Disposition Respondent(s) admit(s) to the violation(s) and request(s) additional time to comply. Respondent(s) has/have waived any defense to the violation(s). Respondent(s) shall have until _____ to Comply or a $ _____ **per day** fine may be imposed.
- ☐ Respondent(s) shall secure captioned property by _____ or a $_____ **per day** fine shall be imposed.
- ☑ Respondent(s) shall have until MARCH 28, 2026 for total compliance or a $ 100.00 **per day** fine shall be imposed.
- ☐ The Town of Lake Hamilton is hereby **authorized to ABATE** the violation(s) named herein in accordance with F.S. §162.09(1), Florida Statutes, but shall not be required to do so. If abatement occurs, the Town of Lake Hamilton may assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ Pursuant to §162.08(5), Florida Statutes, the Code Enforcement Division of the Town of Lake Hamilton is hereby **authorized to initiate the DEMOLITION** process and assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ The evidence did not support the violation cited. The case is hereby dismissed.
- ☐ Violation(s) did exist at the subject property, but have been remedied. No fine in this matter shall be imposed, however future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such.
- ☐ Violation(s) as identified herein is/are **irreparable or irreversible** in nature. A one-time fine of $_____ is imposed against the Respondent(s) in addition to any fine or costs imposed herein, if any such fine amount or cost amount is imposed.
- ☑ Respondent(s) shall be responsible for **costs incurred** by the Town of Lake Hamilton in prosecuting this case totaling $ $98.37. The costs shall be paid in full within 30 **days** of this Order. If unpaid, the costs shall be assessed against the subject property as a lien, and this Order, or a subsequent Order Imposing Fine, may be recorded in the Public Records of Polk County as evidence thereof.
- ☐ Respondent(s) has been found in violation as a repeat offender. A fine of $_____ shall be imposed and a $ _____ per day fine shall continue until property is brought into compliance.
- ☐ Pursuant to F.S. §162.09(3) the Special Magistrate authorizes the Town of Lake Hamilton to begin foreclosure procedures on the above captioned property.
- ☑ Other: VIOLATIONS A & B IN COMPLIANCE.

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

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

DONE AND ORDERED (RENDERED) this 27th day of January ,20 26 at Lake Hamilton, Polk County, Florida.

ATTEST:

_____
Town Clerk

_____
Joe Mawhinney, Town of Lake Hamilton Special Magistrate

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

Violation No.: 20250057
Certified Mail Number:

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

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Community Development

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case: 20250129
Owners: Emilse Nin Garavita and Luisa Feranda Suarez Nino
Violation Address: 1301 June Lake Loop, Haines City
Parcel ID#272815-822502-026260
Violation: FL Bldg. Code Sec. 105 Permits Required (installation of fence without permits)
NOTE: Contractor failed to submit required paperwork and register through the Town before permits can be issued.

DATE: March 31, 2026

SUMMARY & RECOMMENDATION: Town staff recommends 15 days for compliance or a $100.00 a day fine will be imposed. Cost of Enforcement fees are in the amount of $107.00

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 on the Town. However, if the respondent doesn't comply by the time frame given they will face a daily fine. This also includes being responsible for the Cost of Enforcement fees.

RECOMMENDATION:

ATTACHMENT(S):
20250129 March 31, 2026 SM packet.pdf

Permit #: 260066
Permit Date: 02/03/26
Permit Type:
Permit Type: Building/Residential
Permit Prefix: BPR
Permit Issued:
Site Address: 1301 June Lake Loop
Applicant Name: Keiler Bolivar - ATR Fence
Applicant Address: 1518 Blue Teal Dr
Applicant City, State, Zip: Brandon, FL 33511
Applicant Email: 4jmfence@gmail.com
Applicant Phone: 407-361-4190
Description: Vinyl Fence
Square Feet: 190
Roof/Residential:
Construction Cost: 4010
Square Feet Living Space:
S/I Improvements:
Status: On Hold
Assigned To: Shawna Schuette

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning

Attached Letters

Date	Letter	Description
02/03/2026	Web Form - Permit Application	

Notes

Date	Note	Created By:
02/09/2026	Sent email, I am waiting on contractor registration. Jeannie	Jeannea Colon

Uploaded Files

Date	File Name
02/03/2026	88854418cf62154bd128235be28449b2_IMG_1443.jpg
02/03/2026	94e0cde2e0e19ea1409f5ae8a7669b95_IMG_2968.jpeg

Permit #: 260032
Permit Date: 01/18/26
Permit Type:
Permit Type: Building/Residential
Permit Prefix: BPR
Permit Issued:
Site Address: 1301 JUNE LAKE LOOP
Applicant Name: MIGUEL MENA
Applicant Address: 612 FLORIDA AVE
Applicant City, State, Zip: PALM HARBOR, FL 34683
Applicant Email: MMENA@UNICITYSOLAR.COM
Applicant Phone: 4073614190
Description: Tan vinyl fence (PERMITS 77477)
Square Feet: 201
Roof/Residential:
Construction Cost: 6815
Square Feet Living Space:
S/I Improvements:
Status: Denied
Assigned To: Shawna Schuette

C/O due to new fence Co.

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Unicity Solar Energy LLC	Edward Scott Berry		612 Florida Ave	Certified Electrical	Certified Electrical	EC13010036
Unicity Solar Energy LLC	Edward Scott Berry		612 Florida Ave	Certified Electrical	General Liability	BGFL0027327302
Unicity Solar Energy LLC	Edward Scott Berry		612 Florida Ave	Certified Electrical	Worker's Compensation	WCP1096904-01

Attached Letters

Date	Letter	Description

Notes

Date	Note	Created By:
01/22/2026	Does not meet setback requirements - SS	Shawna Schuette

Uploaded Files

Date	File Name
01/18/2026	ce69c44b1de0396c0d9b35e451054234_ATR_FENCE.jpeg
01/18/2026	3e050a9fac3ff7fd07a3779769913c10_ARC_TRACKER.pdf
01/18/2026	118d81746c4c0299ead8766a9df6e3e2_NOTICE_OF_APPROVAL.pdf
01/18/2026	6fe244fa1ca75ab9e818e249eb067aed_AREA_FENCE.jpeg

Code Enforcement

Special Magistrate for the Town of Lake Hamilton

Violation No. 20250129

Property Address: 1301 June Lake Loop

Property Legal: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 26 LOT 26

Town of Lake Hamilton

Petitioner

v.

Respondent, Emilse Nino Garavito and Luisa Fernanda Suarez Nino

AFFIDAVIT OF POSTING AND MAILING

STATE OF FLOIRDA

COUNTY OF POLK

I Lisa Harris, a Code Enforcement Officer for the Town of Lake Hamilton hereby deposes that the following, on the 22nd day of January, 2026, the above Respondent was furnished by certified mail with return receipt, and first class mail service a Notice of Hearing in relation to the above case number as required by Florida Statute 162.12(2)(B)1.

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

Lisa Harris

Lisa Harris

Sworn to and subscribed before me this 22nd day of January, 2026 by Lisa Harris

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

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

Notary Public
State of Florida

U.S. Postal Service™ 20250129
CERTIFIED MAIL® RECEIPT
Domestic Mail Only Amended march '26

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To
Emilse Nino Garavito
Luisa Fernanda Suarez Nino
Street and Apt. No., or PO Box No.
720 SW 111th Ave, Apt. 305
City, State, ZIP+4®
Hollywood, FL 33025

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

LAKE HAMILTON, FL 33851
JAN 26 2026
Postmark Here

7022 3330 0001 4974 8689

Town of Lake Hamilton
P. O. Box 126
Lake Hamilton, FL 33851-0126

TAMPA FL 335
26 JAN 2026 PM

7022 3330 0001 4974 8689

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 33851
02 7H
0006169434
$ 010.44⁰
JAN 22 2026

1st NOTICE 2/5
2nd NOTICE 2/10
RETURNED 2/20

Emilse Nino Garavito
Luisa Fernanda Suarez Nino
720 SW 111th Ave, Apt 305
Hollywood, FL 33025

★ Received ★
FEB 06 2026

RETURN RECEIPT REQUESTED

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33851012626 *2901-04423-26-44

33851V0126

20250129 Amended mar.'26

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250129	**Date of Violation:** 11/04/2025	**Property Address:** 1301 June Lake Loop Lake Hamilton, FL 33851
Property Owner(s): Emilse Nino Garavito and Luisa Fernanda Suarez Nino	**Property Owner(s) Address:** 720 SW 111th Ave, Apt 305 Hollywood, FL 33025	**Mailing Address:**
Parcel Number: 272815-822502-026260		
Property Description: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 26 LOT 26		

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 permits for the installation of fence	
To Be Corrected By: 02/13/2026	**Re-Inspection Date:** 02/17/2026
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748689

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250129

Petitioner,

vs.

Emilse Nino Garavito and Luisa Fernanda Suarez Nino

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 **March 31, 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: 01/22/2026

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, Emilse Nino Garavito and Luisa Fernanda Suarez Nino, 720 SW 111th Ave, Apt 305 Hollywood FL 33025.

Return Receipt Number: **70223330000149748689**

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:20250129
Petitioner,
vs.
Emilse Nino Garavito and Luisa Fernanda Suarez Nino

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 Emilse Nino Garavito and Luisa Fernanda Suarez Nino of 720 SW 111th Ave, Apt 305, Hollywood, FL 33025, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1301 June Lake Loop, 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 _____ 1/22/26 _____

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 01/22/26.
(AFFIX NOTARY STAMP)

Notary Public, State of Florida

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

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, Emilse Nino Garavito and Luisa Fernanda Suarez Nino located at 720 SW 111th Ave, Apt 305 Hollywood FL 33025 and is described as: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 26 LOT 26, Sub.: and further described as: 1301 June Lake Loop, Lake Hamilton, FL, 33851.

Violation:

SEC. 105 PERMITS
REQUIRED

Mailed to:

Emilse Nino Garavito and Luisa Fernanda Suarez Nino
720 SW 111th Ave, Apt 305 Hollywood FL 33025

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED

Narrative:

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

U.S. Postal Service™ 20250129
CERTIFIED MAIL® RECEIPT
Domestic Mail Only Amended mar '26

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

OFFICIAL USE

LAKE HAMILTON FL 33851
JAN 26 2026
USPS

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

Sent To
Emilse Nino Garavito
Luisa Fernanda Suarez Nino
Street and Apt. No., or PO Box No.
1301 June Lake Loop
City, State, ZIP+4®
Haines City FL 33844

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

7022 3330 0001 4974 8696

Town of Lake Hamilton
P. O. Box 126
Lake Hamilton, FL 33851-0126

TAMPA FL 335
20 JAN 2026 PM 5 L

7022 3330 0001 4974 8696

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 33851
02 7H
0006169434
$ 010.44⁰
JAN 22 2026

1/28/26
KT

★ Received ★
FEB 19 2026

Emilse Nino Garavito
Luisa Fernanda Suarez Nino
1301 June Lake Loop
Haines City, FL 33844

2/18
1st NOTICE 2/23
2nd NOTICE 3/5
RETURNED

126

RETURN RECEIPT REQUESTED

NIXIE 339 DE 1 0002/12/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33851012626 *2501-04311-26-44

NMRK1: 9333120543 ANK

20250129 Amended mar '26

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250129	**Date of Violation:** 11/04/2025	**Property Address:** 1301 June Lake Loop Lake Hamilton, FL 33851
Property Owner(s): Emilse Nino Garavito and Luisa Fernanda Suarez Nino	**Property Owner(s) Address:** 720 SW 111th Ave, Apt 305 Hollywood, FL 33025	**Mailing Address:** 1301 June Lake Loop, Haines City FL 33844
Parcel Number: 272815-822502-026260		
Property Description: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 26 LOT 26		

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 permits for the installation of fence	
To Be Corrected By: 02/13/2026	**Re-Inspection Date:** 02/17/2026
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748696

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250129

Petitioner,

vs.

Emilse Nino Garavito and Luisa Fernanda Suarez Nino

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 **March 31, 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: 01/22/2026

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, Emilse Nino Garavito and Luisa Fernanda Suarez Nino, 720 SW 111th Ave, Apt 305 Hollywood FL 33025. and 1301 June Lake Loop, Haines City FL 33844

Return Receipt Number: **70223330000149748696**

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:20250129
Petitioner;
vs.
Emilse Nino Garavito and Luisa Fernanda Suarez Nino

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 Emilse Nino Garavito and Luisa Fernanda Suarez Nino of 720 SW 111th Ave, Apt 305, Hollywood, FL 33025, and 1301 June Lake Loop Haines City FL 33844 hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1301 June Lake Loop, 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 _____ 1/22/26

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

STATE OF FLORIDA
COUNTY OF POLK

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

SWORN TO AND SUBSCRIBED before me, on 01/22/26.
(AFFIX NOTARY STAMP)

Notary Public, State of Florida

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

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, Emilse Nino Garavito and Luisa Fernanda Suarez Nino located at 720 SW 111th Ave, Apt 305 Hollywood FL 33025 and 1301 June Lake Loop Haines City FL 33844 and is described as: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 26 LOT 26, Sub.: and further described as: 1301 June Lake Loop, Lake Hamilton, FL, 33851.

Violation:

SEC. 105 PERMITS
REQUIRED

Mailed to:

Emilse Nino Garavito and Luisa Fernanda Suarez Nino
720 SW 111th Ave, Apt 305 Hollywood FL 33025

1301 June Lake Loop
Haines City FL 33844

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED

Narrative:

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

Permit #: 260032
Permit Date: 01/18/26
Permit Type:
Permit Type: Building/Residential
Permit Prefix:
Permit Issued:
Site Address: 1301 JUNE LAKE LOOP
Applicant Name: MIGUEL MENA
Applicant Address: 612 FLORIDA AVE
Applicant City, State, Zip: PALM HARBOR, FL 34683
Applicant Email: MMENA@UNICITYSOLAR.COM
Applicant Phone: 4073614190
Description: Tan vinyl fence (PERMITS 77477)
Square Feet: 201
Roof/Residential:
Construction Cost: 6815
Square Feet Living Space:
S/I Improvements:
Status: In Review
Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning

Attached Letters

Date	Letter	Description
01/18/2026	Web Form - Permit Application	

Uploaded Files

Date	File Name
01/18/2026	ce69c44b1de0396c0d9b35e451054234_ATR_FENCE.jpeg
01/18/2026	3e050a9fac3ff7fd07a3779769913c10_ARC_TRACKER.pdf
01/18/2026	118d81746c4c0299ead8766a9df6e3c2_NOTICE_OF_APPROVAL.pdf
01/18/2026	6fc244fa1ca75ab9e8f8e249eb067aed_AREA_FENCE.jpeg

31

U.S. Postal Service™ 20250129
CERTIFIED MAIL® RECEIPT
Domestic Mail Only Feb'26

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 $

Postmark Here
DEC 30 2025

Postage
$

Total Postage and Fees
$

Sent To Emilse Nino Garavito
Luisa Fernanda Suarez Nino
Street and Apt. No., or PO Box No. 1301 June Lake Loop
City, State, ZIP+4® Lake Hamilton FL 33851

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

7022 3330 0001 4974 8603

Town of Lake Hamilton
P. O. Box 126
Lake Hamilton, FL 33851-0126

TAMPA FL 335
31 DEC 2025 PM 4 L

7022 3330 0001 4974 8603

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES
ZIP 33851
02 7H
0006169434
$ 010.44⁰
DEC 29 2025

1st NOTICE 1/6
2nd NOTICE 1/11
RETURNED 1/21

★ Received ★
JAN 06 2026

RETURN RECEIPT REQUESTED

Emilse Nino Garavita
Luisa Fernanda Suarez Nino
1301 June Lake Loop
Lake Hamilton FL 33851

1269

01/02/26

NIXIE 339 DC 1 0001/04/26
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33851012626 *2101-04628-31-34

IA

20250129 2nd Notice Feb'26

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250129	**Date of Violation:** 11/04/2025	**Property Address:** 1301 June Lake Loop Lake Hamilton, FL 33851
Property Owner(s): Emilse Nino Garavito and Luisa Fernanda Suarez Nino	**Property Owner(s) Address:** 720 SW 111th Ave, Apt 305 Hollywood, FL 33025	**Mailing Address:** 1301 June Lake Loop, Lake Hamilton FL 33851
Parcel Number: 272815-822502-026260		
Property Description: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 26 LOT 26		

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 permits for the installation of fence	
To Be Corrected By: 01/13/2026	**Re-Inspection Date:** 01/15/2026
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748603

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250129
Petitioner,
vs.
Emilse Nino Garavito and Luisa Fernanda Suarez Nino

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 pmin** the Council Chambers, Town Hall, 100 Smith Avenue in the Town of Lake Hamilton, Florida. The Code Enforcement Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Affidavit of Violations.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED: 12/29/2025

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, Emilse Nino Garavito and Luisa Fernanda Suarez Nino, 720 SW 111th Ave, Apt 305 Hollywood FL 33025. Notice sent to 1301 June Lake Loop, Lake Hamilton FL 33851

Return Receipt Number: **70223330000149748603**

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:20250129
Petitioner;
vs.
Emilse Nino Garavito and Luisa Fernanda Suarez Nino

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 Emilse Nino Garavito and Luisa Fernanda Suarez Nino of 720 SW 111th Ave, Apt 305, Hollywood, FL 33025, 2nd notice sent to: 1301 June Lake Loop, Lake Hamilton FL 33851 hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1301 June Lake Loop, 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 _____ 12/29/25

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 29th 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, Emilse Nino Garavito and Luisa Fernanda Suarez Nino located at 720 SW 111th Ave, Apt 305 Hollywood FL 33025 . Second notice sent to: 1301 June Lake Loop, Lake Hamilton FL 33851 and is described as: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 26 LOT 26, Sub.: and further described as: 1301 June Lake Loop, Lake Hamilton, FL, 33851.

Violation:

SEC. 105 PERMITS
REQUIRED

Mailed to:

Emilse Nino Garavito and Luisa Fernanda Suarez Nino
720 SW 111th Ave, Apt 305 Hollywood FL 33025

1301 June Lake Loop
Lake Hamilton FL 33851

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED

Narrative:

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


CERTIFIED MAIL
Town of Lake Hamilton
P. O. Box 126
Lake Hamilton, FL 33851-0126
★ Received ★
DEC 29 2025
7022 3330 0001 4974 8504
TAMPA FL 335
12 DEC 2025
FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 33851
02 7H
0006169434
$ 010.44⁰
1st NOTICE 12/29
2nd NOTICE 1/2
RETURNED 1/12
RETURN RECEIPT REQUESTED
Emilse Nino Garavita
Luisa Fernanda Suarez Nino
720 SW 111th Ave Apt 305
NIXIE 326 DC 1 0012/23/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 338510126826
20250129 Feb'26
33851>0126
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
20250129
Feb'26
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
Emilse Nino Garavita
Luisa Fernanda Suarez Nino
Street and Apt. No., or PO Box No.
720 SW 111th Ave, Apt. 305
City, State, ZIP+4®
Hollywood, FL 33025
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7022 3330 0001 4974 8504

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250129	**Date of Violation:** 11/04/2025	**Property Address:** 1301 June Lake Loop Lake Hamilton, FL 33851
Property Owner(s): Emilse Nino Garavito and Luisa Fernanda Suarez Nino	**Property Owner(s) Address:** 720 SW 111th Ave, Apt 305 Hollywood, FL 33025	**Mailing Address:**
Parcel Number: 272815-822502-026260		
Property Description: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 26 LOT 26		

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 permits 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 #** 70223330000149748504

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250129

Petitioner,

vs.

Emilse Nino Garavito and Luisa Fernanda Suarez Nino

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, Emilse Nino Garavito and Luisa Fernanda Suarez Nino, 720 SW 111th Ave, Apt 305 Hollywood FL 33025.

Return Receipt Number: **70223330000149748504**

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:20250129
Petitioner,
vs.
Emilse Nino Garavito and Luisa Fernanda Suarez Nino

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 Emilse Nino Garavito and Luisa Fernanda Suarez Nino of 720 SW 111th Ave, Apt 305, Hollywood, FL 33025, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1301 June Lake Loop, 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 Date
as the Code Inspector for the
Town of Lake Hamilton

STATE OF FLORIDA
COUNTY OF POLK

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

SWORN TO AND SUBSCRIBED before me, on 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, Emilse Nino Garavito and Luisa Fernanda Suarez Nino located at 720 SW 111th Ave, Apt 305 Hollywood FL 33025 and is described as: HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209 PGS 19-38 BLOCK 26 LOT 26, Sub.: and further described as: 1301 June Lake Loop, Lake Hamilton, FL, 33851.

Violation:

SEC. 105 PERMITS
REQUIRED

Mailed to:

Emilse Nino Garavito and Luisa Fernanda Suarez Nino
720 SW 111th Ave, Apt 305 Hollywood FL 33025

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED

Narrative:

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

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

Town of Lake Hamilton
P. O. Box 126
Lake Hamilton, FL 33851-0126

TAMPA FL 335
4 NOV 2025 PM

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES
ZIP 33851
02 7H
0006169434
$ 000.74⁰
NOV 04 2025

★ Received ★
JAN 15 2026

Emilse Nino Garavito
Luisa Fernanda Suarez Nino
720 SW 111th Ave, Apt. 305
Hollywood

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33851012626 *1901-06888-04-42

UTF
33851v0126
0025-10180

20250129 C/L

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: 11/04/2025

Case Number: 20250129

Owner(s): Emilse Nino Garavito and Luisa Fernanda Suarez Nino

Violation Address: 1301 June Lake Loop, Lake Hamilton, FL 33851

Property ID: 272815-822502-026260

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 permits 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 15 days to avoid further code enforcement action. It is your responsibility to contact the Investigator listed below to discuss this letter or to report that the violations have been removed. This property will be re-inspected after 11/19/2025.

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

Cordially,

Lisa Harris

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

INSTR # 2025139393
BK 13586 Pg 0981 PG(s)1
06/16/2025 11:42:14 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 10.00
DEED DOC 2,278.50

Prepared By and Return To:
Tami Spradley
DHI Title of Florida, Inc.
7835 Osceola Polk Line Road, Suite A
Davenport, FL 33896

Order No.: 112-257000808

Property Appraiser's Parcel I.D. (folio) Number:
27-28-15-822502-026260

Sales Price: $325,490.00

Documentary Stamps: $ 2,278.50

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 10th day of June, 2025 by D.R. Horton, Inc., a Delaware Corporation, hereinafter called Grantor, and whose address is 7835 Osceola Polk Line Road, Suite D, Davenport, FL 33896, to Emilse Nino Garavito, a married person and Luisa Fernanda Suarez Nino, an unmarried person, as joint tenants with right of survivorship, hereinafter called Grantee and whose address is 1301 June Lake Loop, Lake Hamilton, FL 33851.

(Whenever used herein the term "grantor" and "grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successor and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said Grantee, the following described land situated, lying and being in County of Polk, State of Florida, to wit:

Lot 26, Block 26, HAMILTON BLUFF SUBDIVISION PHASES 1 and 2, according to the plat as recorded in Plat Book 209, Pages 19 through 38, of the Public Records of Polk County, Florida.

SUBJECT TO Covenants, Conditions, Restrictions, Reservations, Limitations, Easements and Agreements of Record, if any.

SUBJECT TO taxes accruing subsequent to December 31, 2024.

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

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims arising by and through or under the Grantor.

TO HAVE AND TO HOLD the same in Fee Simple forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

D.R. Horton, Inc., a Delaware Corporation:

Christy Sutton Kelly, Assistant Secretary

Signed, sealed and delivered in presence of:

Witness Signature

Printed Name of First Witness

7835 Osceola Polk Line Road, Suite A, Davenport, FL 33896
Address of First Witness

Witness Signature

Printed Name of Second Witness

7835 Osceola Polk Line Road, Suite A, Davenport, FL 33896
Address of Second Witness

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 10th day of June, 2025, by Christy Sutton Kelly, Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
My Commission Expires:

TAMIEIO SPRADLEY
Notary Public - State of Florida
Commission # HH 390141
My Comm. Expires May 13, 2027
Bonded through National Notary Assn.

Polk County
Property Appraiser
Print Date: 03/03/2026

2025

Owner/Mailing Address:
GARAVITO EMILSE NINO
NINO LUISA FERNANDA SUAREZ
720 SW 111TH AVE APT 305
HOLLYWOOD FL 33025

Site Address:
1301 JUNE LAKE LOOP LAKE HAMILTON 33851

27-28-15-822502-026260

HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209
PGS 19-38
BLOCK 26 LOT 26

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
06/10/2025	01	I	13586 / 00981	325,500	D R HORTON INC	GARAVITO EMILSE NINO
11/13/2024	05	V	13338 / 01693	6,615,000	GLK HAMILTON BLUFF LLC	D R HORTON INC
02/14/2024	11	V	13008 / 00427	100	GLK REAL ESTATE LLC	GLK HAMILTON BLUFF LLC
10/19/2022	30	V	12460 / 00920	238,800	NORTHEAST POLK LAND INVESTMENT	GLK REAL ESTATE 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=272815822502026260

Total Acreage: 0.16
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: 03/03/2026

2025

Owner/Mailing Address:
GARAVITO EMILSE NINO
NINO LUISA FERNANDA SUAREZ
720 SW 111TH AVE APT 305
HOLLYWOOD FL 33025

Site Address:
1301 JUNE LAKE LOOP LAKE HAMILTON 33851

27-28-15-822502-026260

HAMILTON BLUFF SUBDIVISION PHASES 1 & 2 PB 209
PGS 19-38
BLOCK 26 LOT 26

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 Bill Detail

Property Tax Account: 272815-822502-026260

GARAVITO EMILSE NINO

Year: 2025
Tax District: 90450

Bill Number: 1312471
Property Type: Real Estate

Owner: GARAVITO EMILSE NINO

MAILING ADDRESS:
GARAVITO EMILSE NINO
NINO LUISA FERNANDA SUAREZ
720 SW 111TH AVE APT 305
HOLLYWOOD FL 33025

PROPERTY ADDRESS:
1301 JUNE LAKE
LAKE HAMILTON 33851

Taxes **Assessments** **Legal Description** **Payment History**

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
C100 POLK COUNTY GENERAL FUND	4.9848	$210.56	$210.56	$0.00
C101 POLK COUNTY TRANSPORTATION	1.2000	$50.69	$50.69	$0.00
C102 POLK COUNTY EMERGENCY MEDICAL	0.2500	$10.56	$10.56	$0.00
C103 POLK COUNTY ENV LANDS MGMT	0.0500	$2.11	$2.11	$0.00
POLK COUNTY ENV LANDS ACQUISITION	0.1500	$6.34	$6.34	$0.00

SCHOOL LOCAL CAPITAL IMPROVEMENT	1.5000	$63.36	$63.36	$0.00
SCHOOL GENERAL FUND	3.7900	$160.09	$160.09	$0.00
TOWN OF LAKE HAMILTON	7.9900	$337.50	$337.50	$0.00
SOUTHWEST FLA WATER MGMT DIST	0.1831	$7.74	$7.74	$0.00
TOTAL	20.0979	$848.95	$848.95	$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
HAMILTON BLUFF CDD DEBT	$1,806.15	$1,806.15	$0.00
HAMILTON BLUFF CDD MAINT	$698.15	$698.15	$0.00
TOTAL	$2,504.30	$2,504.30	$0.00

Year	Due
2025	$0.00

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 1312471 -- No Amount Due

Pay All Bills

Property Appraiser

No Permit

Parcel Details: 27-28-15-822502-026260

Owners *Recently purchased this property? Click here.*

GARAVITO EMILSE NINO	50%
NINO LUISA FERNANDA SUAREZ	50%

Mailing Address *(Address Change form)*

720 SW 111TH AVE APT 305
HOLLYWOOD FL 33025

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

1301 JUNE LAKE LOOP

Postal City and Zip

LAKE HAMILTON FL 33851

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	**0.16**
Community Redevelopment Area	**NOT IN CRA**

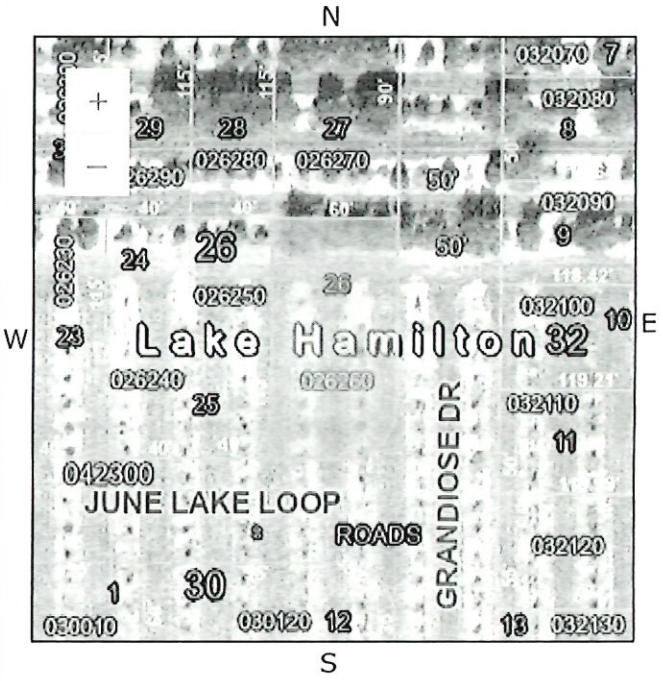
10/14/25
Once up
permit

20250129

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
13586/00981	06/2025	W	I	GARAVITO EMILSE NINO	$325,500
13338/01693	11/2024	W	V	D R HORTON INC	$6,615,000

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Community Development Department

FROM: Lisa Harris, Code Compliance Specialist

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

DATE: March 31, 2026

SUMMARY & RECOMMENDATION: Obtain permit for the installation of fence. The staff recommends (30) days or $100.00 a day fine will be imposed.
Cost of Enforcement fees: $56.83

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, they will be faced with a $100.00 a day fine.
Cost of Enforcement fees: $56.83

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 ×

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

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

COURTESY NOTICE

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

Date: 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.

Stacy M. Butterfield POLK
CFN# 2025210813 OR BK 13691 PG 1743 Pgs 1740-1743 09/09/2025 03:01:45 PM

Account 2702815-320502-0000-0

Tax Year 2025

Unpaid Bills All Bills

No unpaid bills

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

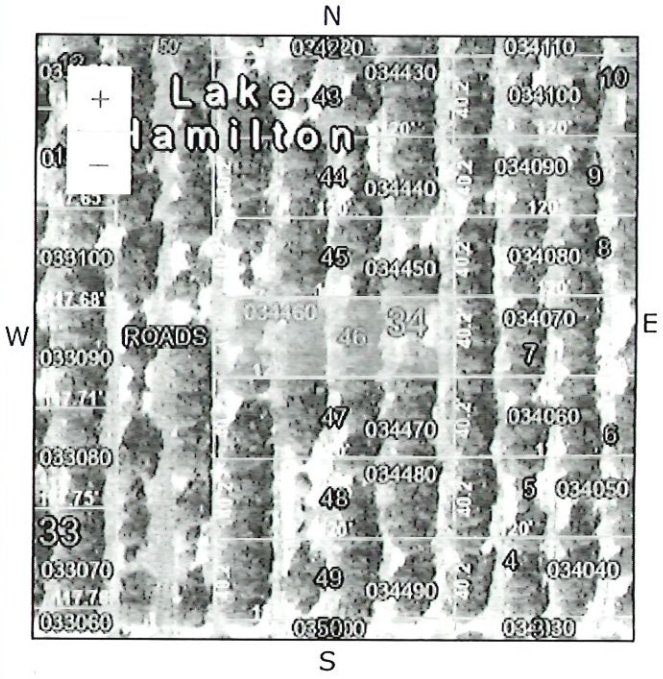
Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140540.00** Search Recent Sales in this Neighborhood
Subdivision	**HAMILTON BLUFF SUBDIVISION PHASES 1 & 2**
Property (DOR) Use Code	**Vac.Res (Code: 0001)**
Acreage	**0.11**
Community Redevelopment Area	**NOT IN CRA**

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

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Community Development Department

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: FL Bldg Code Sec 105 Permits Required (installation of fence)

DATE: March 31, 2026

SUMMARY & RECOMMENDATION: Obtain a permit for the installation of fence. Staff recommends (30) days to comply or $100.00 a day fine be imposed.
Cost of Enforcement fees: $56.83

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, if the resident doesn't comply, they will be faced with a daily fine of $100.00 a day
Cost of Enforcement fees: $56.83

RECOMMENDATION:

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

7022 3330 0001 4974 8474

U.S. Postal Service™ 20250126
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
$

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

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

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

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

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 ★ DEC 22 2025 ★ 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

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

LENNAR HOMES, LLC LIMITED LIABILITY COMPANY FLORIDA 1954

(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.

NOTARY PUBLIC STATE OF FLORIDA

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

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

* 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

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.

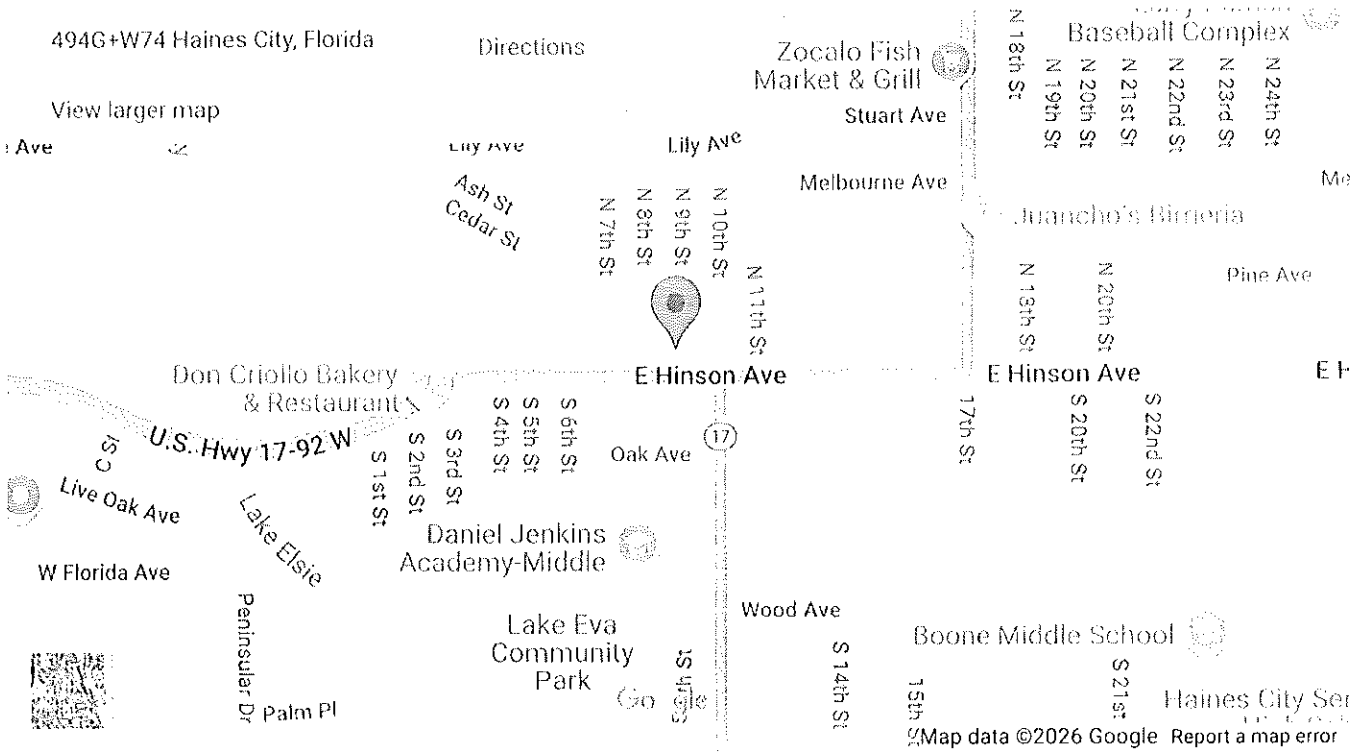
Tax Collector

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

Tax Collector

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

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

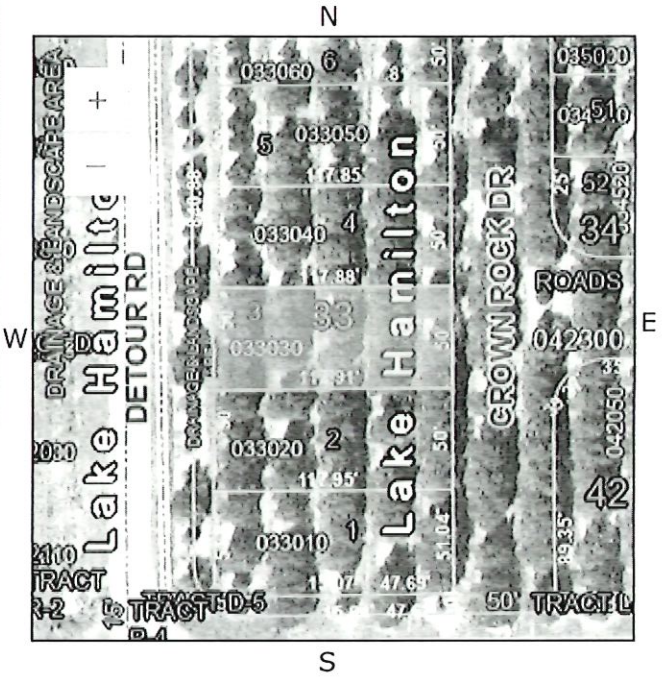
Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140540.00** Search Recent Sales in this Neighborhood
Subdivision	**HAMILTON BLUFF SUBDIVISION PHASES 1 & 2**
Property (DOR) Use Code	**Vac.Res (Code: 0001)**
Acreage	**0.14**
Community Redevelopment Area	**NOT IN CRA**

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: Community Development Department

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 (parking a commercial bus), LDC Sec. 105 Permits Required (two additions (1) to each side of the home and the structure being built without permits), 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 304.7 Roofs and Drainage (apart of the roof such as soffit and fascia has rotten wood and / or are missing - needs repaired).

NOTE: Sec. 304.6 Exterior Structure Walls, Sec. 304.7 Roofs and Drainage, LDC Sec 30-1 Weight Limitations: bus and Sec. 304.13 Windows, Skylight and Door Frames -- all have been brought into compliance.

Still not in compliance with Sec. 302.1 Exterior Property Areas, Sanitation and FL Building Code Sec. 105 Permits Required (accessory structures (1) to each side of home and structure being built. No permits have been issued.

DATE: March 31, 2026

SUMMARY & RECOMMENDATION: The owner must remove the piles of junk / debris and scrap in yard and obtain permits for structures built or remove (two small accessory structures and concrete block structure). The staff is recommending 30 days or $100.00 a day fine to be imposed.
Cost of Enforcement fees are: $101.49

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,

they will be faced with a $100.00 a day fine.

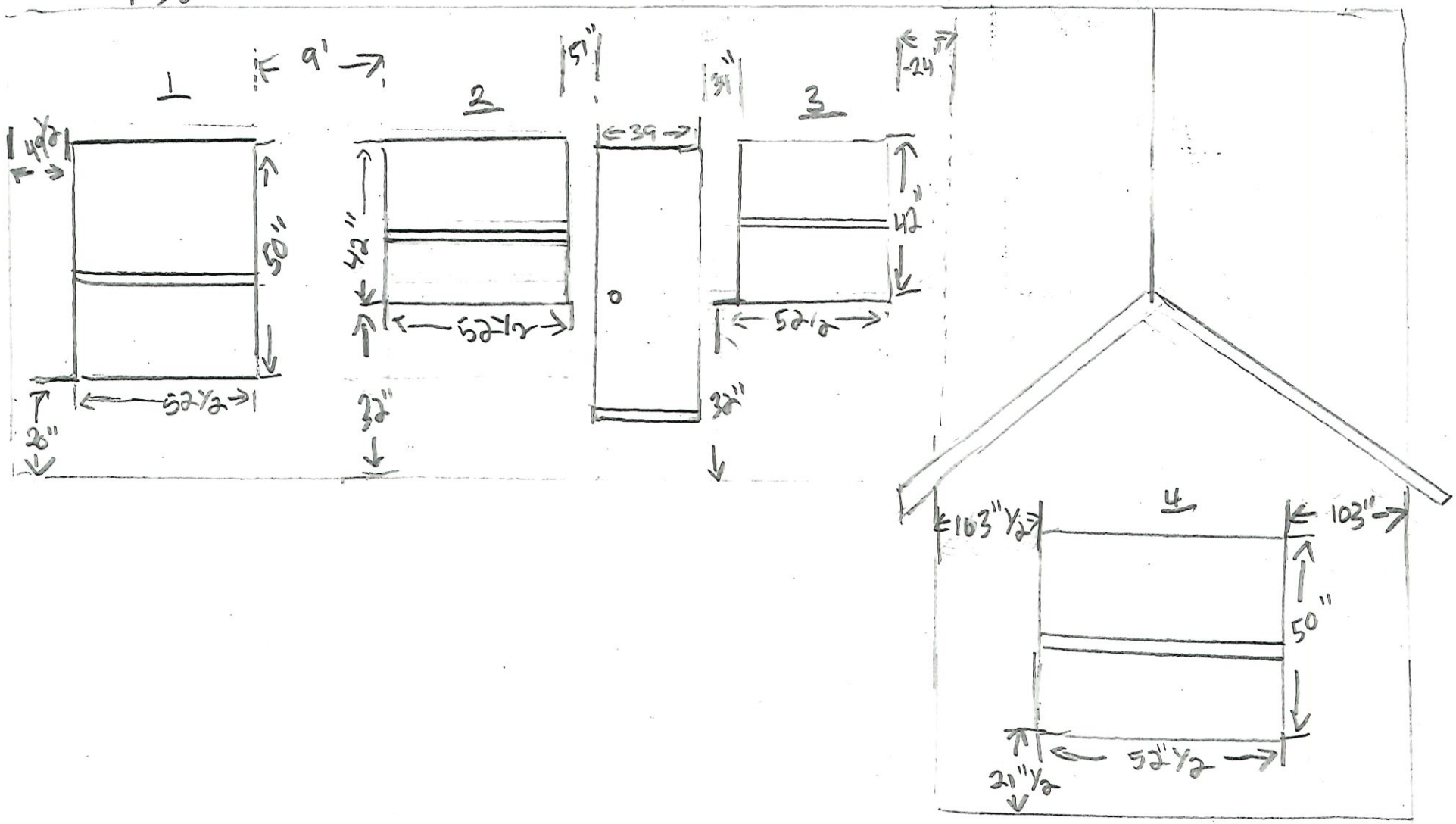
RECOMMENDATION:

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

Front DESIGN window

Ortega
20250133
527 Chicago

4 window
1. 52½ by 50
2. 52½ by 42
3 52½ by 42
4 52½ by 50



☐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)

7022 3330 0001 4974 8511

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

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, [illegible] front if space permits.

1 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

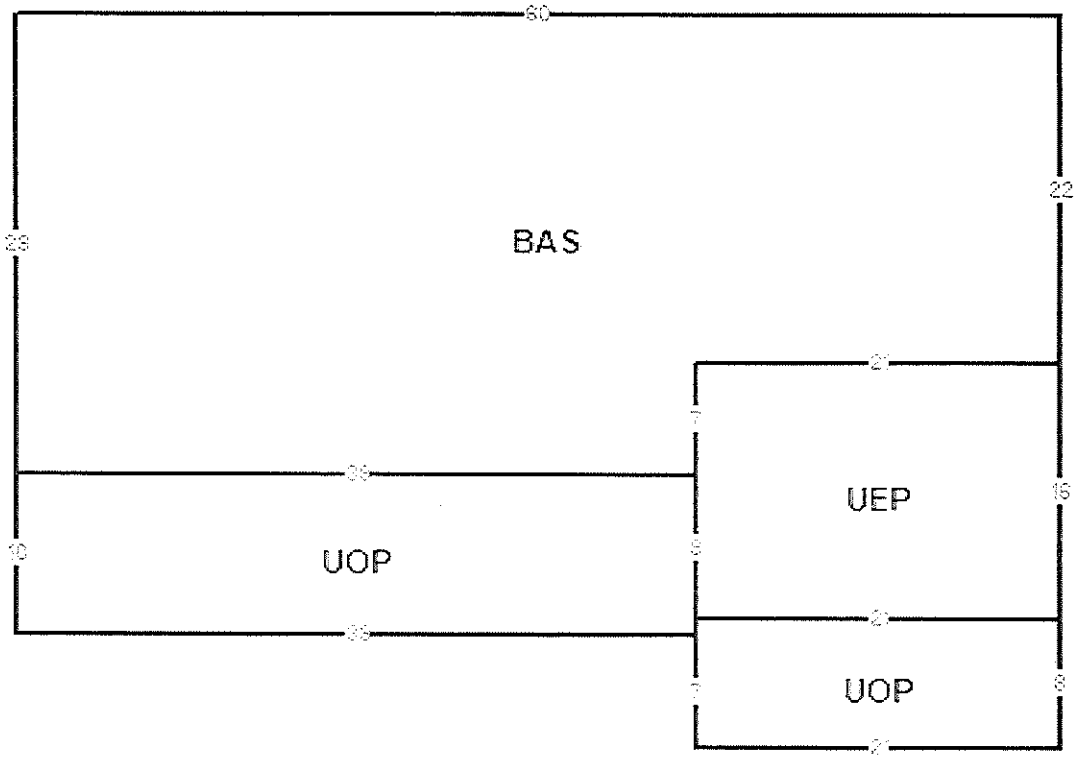
Depreciation Adj	Adjustment

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

Account Activity for Parcel [illegible]

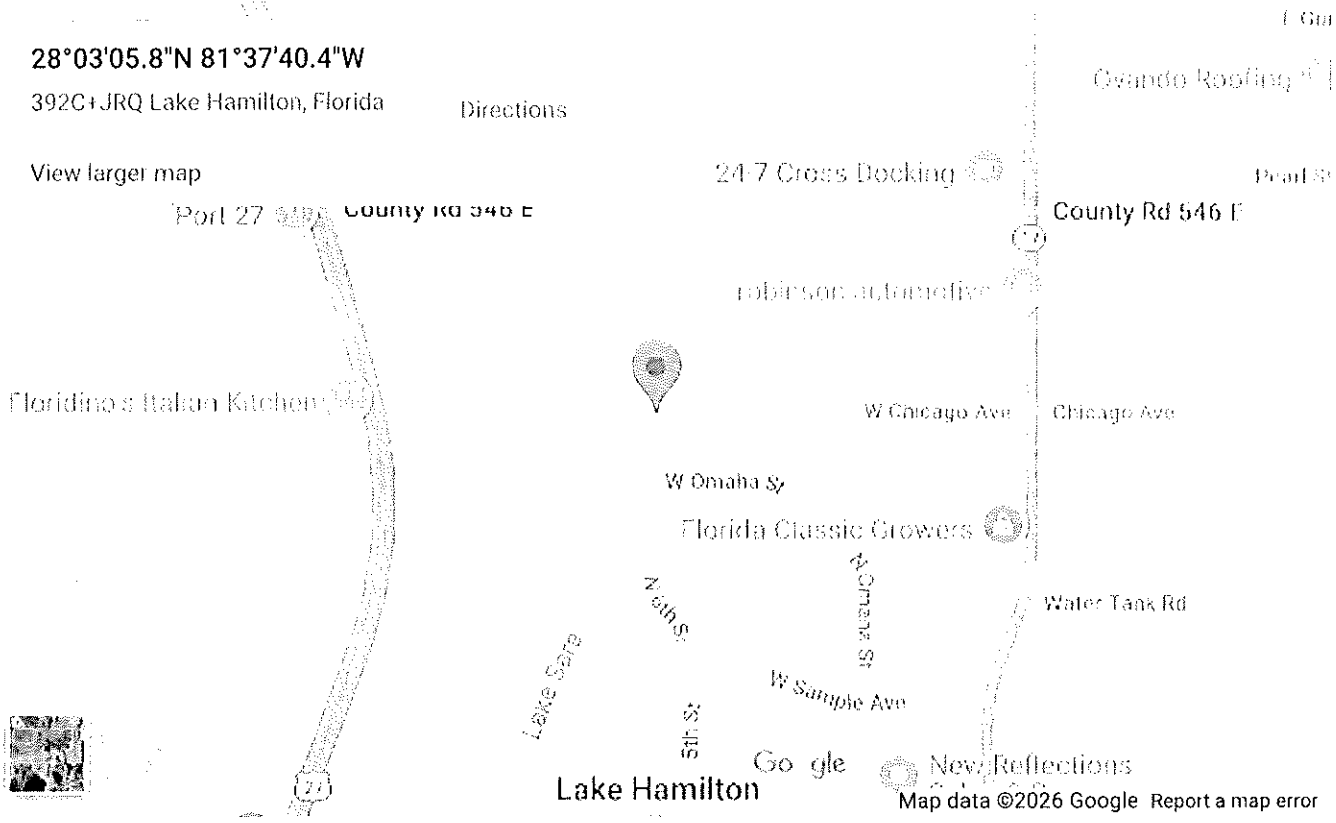
Tax Year 2021

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

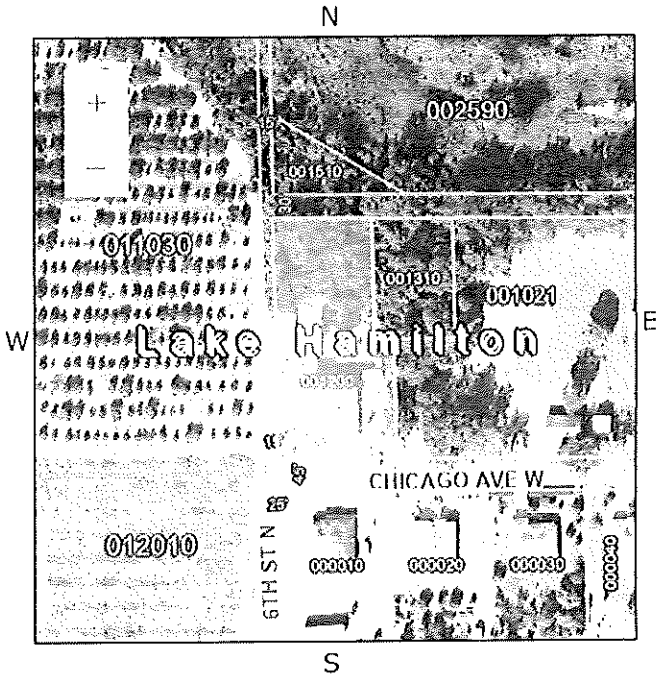
Parcel Information

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: Community Development

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250157
Owners: 2890 Inc., Kokomo Partners, LLC and Samantha Marie, LLC
Violation Address: 930 Roberts Rd, Units #95, #96, #97 and #66, Lake Hamilton
Parcel ID#272808-821701-000020
Violation: FL Bldg Code Sec 105 - Permits Required (Paint booth must be permitted and approved through the Fire Marshall and Town's BTR must reflect same businesses as the County - (BTR has been corrected) - Moving forward with paint booth violation only.

DATE: March 31, 2026

SUMMARY & RECOMMENDATION: The Town's staff is recommending (45) days to correct or a $100.00 a day fine to be imposed if paint booth is not permitted and approved. The cost of enforcement fees are $76.40

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 time frame from the Special Magistrate, they will be responsible for a daily fine.

RECOMMENDATION:

ATTACHMENT(S):
20250157 - March 31, 2026 SM packet.pdf

7022 3330 0001 4974 8788

U.S. Postal Service™ 20250157
CERTIFIED MAIL® RECEIPT Mar 126
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
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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
JAN 29 2026

Sent To
2890 Inc, David Bennett, RA
Street and Apt. No., or PO Box No.
3300 N 29th Ave, Ste 101
City, State, ZIP+4®
Hollywood FL 33020

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

20250157 Mar 126

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:

2890 Inc
David Bennett, RA
3300 N 29th Ave, Ste 101
Hollywood, FL 33020

9590 9402 5039 9092 6476 79

2. Article Number *(Transfer from service label)*
7022 3330 0001 4974 8788

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

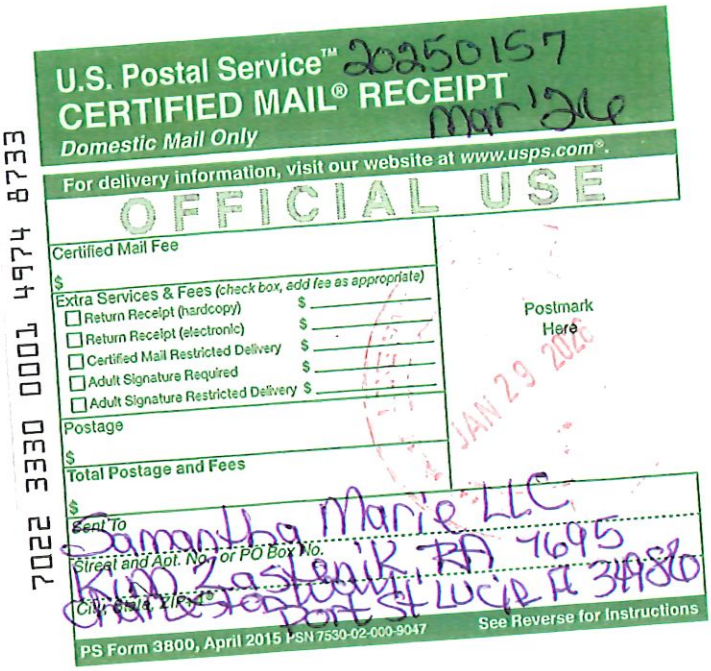
C. Date of Delivery

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

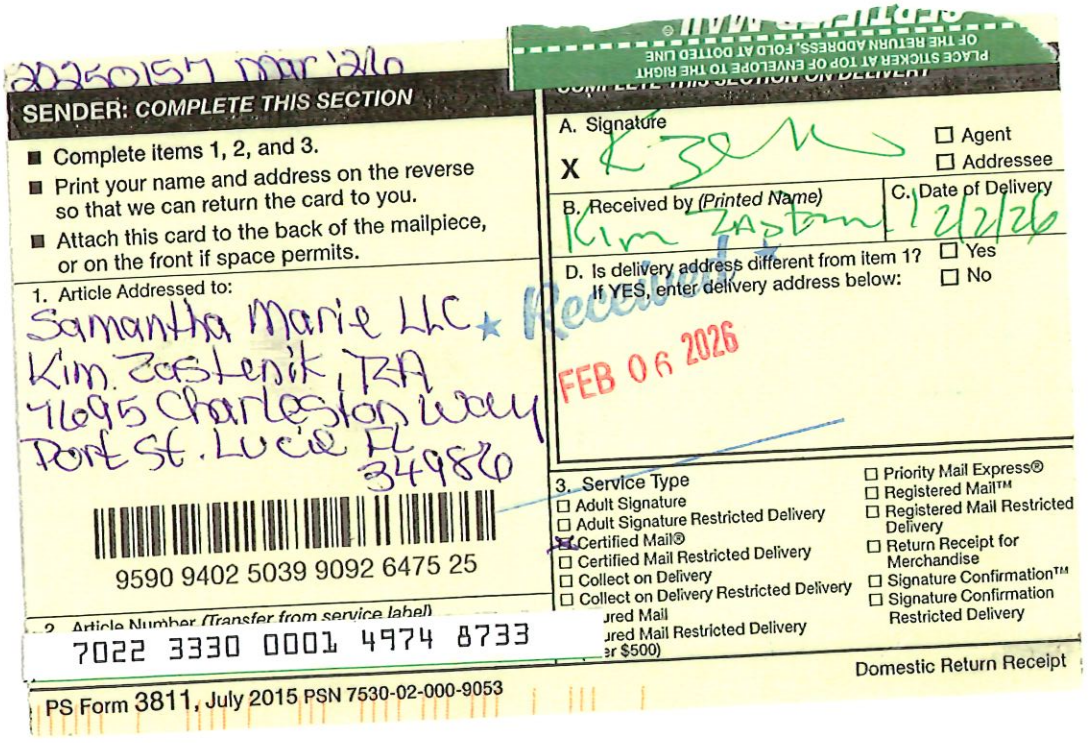
★ Received ★
FEB 06 2026

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ed Mail
- ☐ ed Mail Restricted Delivery $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



U.S. Postal Service™ 20250157
CERTIFIED MAIL® RECEIPT Mar '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
$
Sent To
Samantha Marie LLC
Street and Apt. No., or PO Box No.
Kim Zastenik, RA 7695
City, State, ZIP+4®
Charleston Way Port St Lucie FL 34986
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
JAN 29 2026
7022 3330 0001 4974 8733



20250157 Mar '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, or on the front if space permits.
1. Article Addressed to:
Samantha Marie LLC
Kim Zastenik, RA
7695 Charleston Way
Port St. Lucie FL 34986
9590 9402 5039 9092 6475 25
2. Article Number (Transfer from service label)
7022 3330 0001 4974 8733
PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
A. Signature
X
☐ Agent
☐ Addressee
B. Received by (Printed Name)
Kim Zastenik
C. Date of Delivery
2/2/26
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
Received
FEB 06 2026
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

114

U.S. Postal Service™ 20250157
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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
$

JAN 29 2026
Postmark Here

7022 3330 0001 4974 8702

Sent To: 2890 Inc, Kokomo Partners, LLC
Samantha Marie LLC
Street and Apt. No., or PO Box No.: PO Box 637
City, State, ZIP+4®: Haines City FL 33845-0637

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

Town of Lake Hamilton
P. O. Box 126
Lake Hamilton, FL 33851-0126

7022 3330 0001 4974 8702

TAMPA FL 335
30 JAN 2026 PM 7 L

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES
ZIP 33851
02 7H
0006169434
$ 010.44⁰
JAN 28 2026

NOTICE 2/24
NOTICE 3/1
UNED 3/11

RETURN RECEIPT REQUESTED

★ Received ★
FEB 24 2026

LW 2/12/26

2890 Inc, Kokomo Partners LLC
Samantha Marie LLC
PO Box 637
Haines City FL 33845-0637

NIXIE 339 DE 1 0001/22/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
UNC BC: 33851012626 *2001-03999-30-31
33851>0126
33845-0637

9314120336236955

20250157 O.O.R. Mar'26

USPS Tracking®

FAQs >

Tracking Number:

Remove ×

70223330000149748726

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

Latest Update

Your item has been delivered to the original sender at 10:14 am on February 27, 2026 in LAKE HAMILTON, FL 33851.

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USPS Tracking Plus®

Delivered

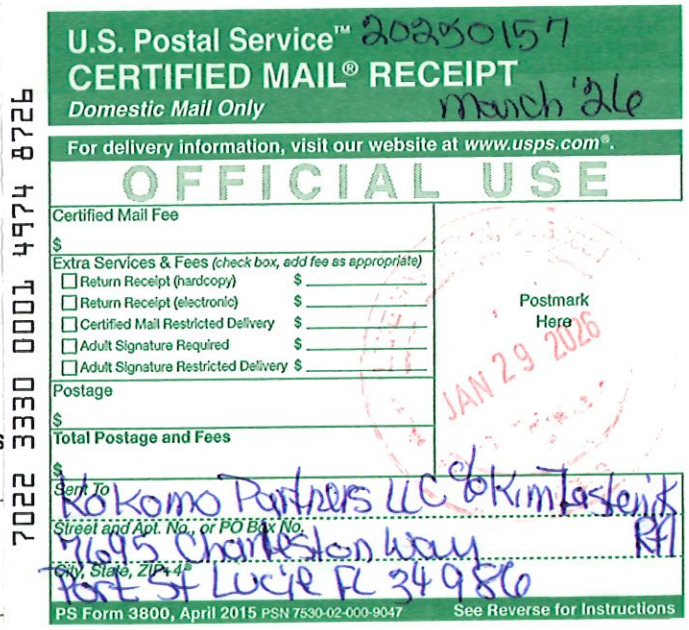
Delivered, To Original Sender

LAKE HAMILTON, FL 33851

February 27, 2026, 10:14 am

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.us



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U.S. Postal Service™ 20250157
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OFFICIAL USE

Certified Mail Fee
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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
JAN 29 2026

Sent To
Kokomo Partners LLC c/o Kim Lasseigne RH
Street and Apt. No., or PO Box No.
7695 Charleston Way
City, State, ZIP+4®
Fort St Lucie FL 34986

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

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USPS Tracking Plus®

Product Information

See Less ^

Track Another Package

Enter tracking or barcode numbers

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250157	**Date of Violation:** 12/17/2025	**Property Address:** 930 Roberts Rd a/k/a 924 Roberts Rd Lake Hamilton, FL 33851
Property Owner(s): 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC	**Property Owner(s) Address:** P O Box 637 Haines City, FL 33845-0637	**Mailing Address:** % Kim Zastenik, RA, 7695 Charleston Way, Port St Lucie, FL 34986
Parcel Number: 272808-821701-000020		
Property Description: ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7		

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 paint booth. Update BTR to reflect all operational businesses with explanation with each unit. Make sure the county BTR and the town's BTR match. This is for Units #95, #96, #97 and #66	
To Be Corrected By: 02/09/2026	**Re-Inspection Date:** 02/10/2026
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748733

RA address

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON,
Petitioner,
vs.
2890 Inc., Kokomo Partners LLC and Samantha Marie LLC

Respondent(s),
_____/

Violation No:20250157

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 **March 31, 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: 01/28/2026

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, 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC, P O Box 637 Haines City FL 33845-0637. Kim Zastenik, RA, 7695 Charleston Way, Port St Lucie FL 34986

Return Receipt Number: **70223330000149748733**

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:20250157
Petitioner,
vs.
2890 Inc., Kokomo Partners LLC and Samantha Marie LLC

Respondent(s),
_____/

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

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

1. That 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC of P O Box 637, Haines City, FL 33845-0637, and Kim Zastenik, 7695 Charleson Way, Port St Lucie, FL 34986 hereinafter referred to as "RESPONDENT", is the owner of the real property located at 930 Roberts Rd a/k/a 924 Roberts Rd, 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 _____ 1/28/26

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

STATE OF FLORIDA
COUNTY OF POLK

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

SWORN TO AND SUBSCRIBED before me, on Jan. 28th. 2026.

(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, 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC located at P O Box 637 Haines City FL 33845-0637 and Kim Zastenik, RA, 7695 Charleston Way, Port St. Lucie, FL 34986 and is described as: ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7, Sub.: and further described as: 930 Roberts Rd a/k/a 924 Roberts Rd, Lake Hamilton, FL, 33851.

Violation:

SEC. 105 PERMITS
REQUIRED

Mailed to:

2890 Inc., Kokomo Partners LLC and Samantha Marie LLC
P O Box 637 Haines City FL 33845-0637

% Kim Zastenik. RA , 7695 Charleston Way,
Port St. Lucie, FL 34986

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED

Narrative:

Recommended corrective action:
Please obtain permit for paint booth. Update BTR to reflect all operational businesses with explanation with each unit. Make sure the county BTR and the town's BTR match. This is for Units #95, #96, #97 and #66

Sunbiz.org Division of Corporations

Detail by Entity Name

Florida Limited Liability Company

SAMANTHA MARIE, LLC

Filing Information

Document Number	L06000062375
FEI/EIN Number	45-4433686
Date Filed	06/19/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/31/2012

Principal Address

7695 Charleston Way
PORT ST. LUCIE, FL 34986

Changed: 02/10/2025

Mailing Address

7695 Charleston Way
PORT ST. LUCIE, FL 34986

Changed: 02/10/2025

Registered Agent Name & Address

Zastenik, KIM
7695 Charleston Way
PORT ST. LUCIE, FL 34986

Name Changed: 02/02/2023

Address Changed: 02/10/2025

Authorized Person(s) Detail

Name & Address

Title MGR

ZASTENIK, KIM
7695 Charleston Way
PORT ST. LUCIE, FL 34986

Title MGR

ZASTENIK III, RALPH
7695 Charleston Way
PORT ST. LUCIE, FL 34986

Annual Reports

Report Year	Filed Date
2023	02/02/2023
2024	02/02/2024
2025	02/10/2025

Document Images

02/10/2025 -- ANNUAL REPORT	View image in PDF format
02/02/2024 -- ANNUAL REPORT	View image in PDF format
02/02/2023 -- ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
02/09/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/28/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/29/2013 -- ANNUAL REPORT	View image in PDF format
01/31/2012 -- REINSTATEMENT	View image in PDF format
04/10/2010 -- ANNUAL REPORT	View image in PDF format
04/15/2009 -- ANNUAL REPORT	View image in PDF format
02/04/2008 -- ANNUAL REPORT	View image in PDF format
01/10/2007 -- ANNUAL REPORT	View image in PDF format
06/19/2006 -- Florida Limited Liability	View image in PDF format

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250157	**Date of Violation:** 12/17/2025	**Property Address:** 930 Roberts Rd a/k/a 924 Roberts Rd Lake Hamilton, FL 33851
Property Owner(s): 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC	**Property Owner(s) Address:** P O Box 637 Haines City, FL 33845-0637	**Mailing Address:** Kokomo Partners, LLC %Kim Zastenik, RA, 7695 Charleston Way, Port St Lucie, FL 34986
Parcel Number: 272808-821701-000020		
Property Description: ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7		

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 paint booth. Update BTR to reflect all operational businesses with explanation with each unit. Make sure the county BTR and the town's BTR match. This is for Units #95, #96, #97 and #66	
To Be Corrected By: 02/09/2026	**Re-Inspection Date:** 02/10/2026
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748726

RA address

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250157
Petitioner,
vs.
2890 Inc., Kokomo Partners LLC and Samantha Marie LLC

Respondent(s),
_____/

NOTICE OF HEARING

Pursuant to Section 16-37 of the Code of the Town of Lake Hamilton, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Lake Hamilton Code Enforcement Special Magistrate, on **March 31, 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: 01/28/2026

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, 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC, P O Box 637 Haines City FL 33845-0637. Kokomo Partners, LLC, %Kim Zastenik, RA, 7695 Charleston Way, Port St Lucie FL 34986

Return Receipt Number: **70223330000149748726**

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:20250157
Petitioner,
vs.
2890 Inc., Kokomo Partners LLC and Samantha Marie LLC

Respondent(s),
_____/

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

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

1. That 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC of P O Box 637, Haines City, FL 33845-0637, and Kokomo Partners, LLC, %Kim Zastenik, RA, 7695 Charleson Way, Port St Lucie, FL 34986 hereinafter referred to as "RESPONDENT", is the owner of the real property located at 930 Roberts Rd a/k/a 924 Roberts Rd, 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 _____ 1/28/26

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 Jan. 28th 2026.

(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, 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC located at P O Box 637 Haines City FL 33845-0637 and Kokomo Partners, LLC %Kim Zastenik, RA, 7695 Charleston Way, Port St. Lucie, FL 34986 and is described as: ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7, Sub.: and further described as: 930 Roberts Rd a/k/a 924 Roberts Rd, Lake Hamilton, FL, 33851.

Violation:

SEC. 105 PERMITS
REQUIRED

Mailed to:

2890 Inc., Kokomo Partners LLC and Samantha Marie LLC
P O Box 637 Haines City FL 33845-0637

Kokomo Partners, LLC, % Kim Zastenik, RA , 7695 Charleston Way,
Port St. Lucie, FL 34986

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED

Narrative:

Recommended corrective action:
Please obtain permit for paint booth. Update BTR to reflect all operational businesses with explanation with each unit. Make sure the county BTR and the town's BTR match. This is for Units #95, #96, #97 and #66

DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

KOKOMO PARTNERS, LLC

Filing Information

Document Number	L06000061417
FEI/EIN Number	20-5181499
Date Filed	06/15/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/05/2010

Principal Address

7695 Charleston Way
Port St. Lucie, FL 34986

Changed: 02/10/2025

Mailing Address

7695 Charleston Way
Port St. Lucie, FL 34986

Changed: 02/10/2025

Registered Agent Name & Address

Zastenik, Kim
7695 Charleston Way
Port St. Lucie, FL 34986

Name Changed: 03/20/2023

Address Changed: 02/10/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

ZASTENIK, KIM
7695 CHARLESTON WAY
PORT ST. LUCIE, FL 34986

Title AMBR

DAVID, BENNETT
3300 N. 29TH. AVENUE
HOLLYWOOD, FL 33020

Annual Reports

Report Year	Filed Date
2023	03/20/2023
2024	02/02/2024
2025	02/10/2025

Document Images

02/10/2025 -- ANNUAL REPORT	View image in PDF format
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01/28/2016 -- ANNUAL REPORT	View image in PDF format
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01/07/2012 -- ANNUAL REPORT	View image in PDF format
01/27/2011 -- ANNUAL REPORT	View image in PDF format
10/05/2010 -- REINSTATEMENT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
01/18/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
06/15/2006 -- Florida Limited Liability	View image in PDF format

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250157	**Date of Violation:** 12/17/2025	**Property Address:** 930 Roberts Rd a/k/a 924 Roberts Rd Lake Hamilton, FL 33851
Property Owner(s): 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC	**Property Owner(s) Address:** P O Box 637 Haines City, FL 33845-0637	**Mailing Address:** 2890, Inc. %David Bennett, RA 3300 N 29th Ave, Ste. 101, Hollywood FL 33020
Parcel Number: 272808-821701-000020		
Property Description: ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7		

NOTICE:

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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 paint booth. Update BTR to reflect all operational businesses with explanation with each unit. Make sure the county BTR and the town's BTR match. This is for Units #95, #96, #97 and #66	
To Be Corrected By: 02/09/2026	**Re-Inspection Date:** 02/10/2026
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748788

RA address

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250157

Petitioner,

vs.

2890 Inc., Kokomo Partners LLC and Samantha Marie LLC

Respondent(s),

_____/

NOTICE OF HEARING

Pursuant to Section 16-37 of the Code of the Town of Lake Hamilton, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Lake Hamilton Code Enforcement Special Magistrate, on **March 31, 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: 01/28/2026

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, 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC, P O Box 637 Haines City FL 33845-0637. 2890, Inc. % David Bennett, RA, 330 N 29th Ave, Ste. 101 Hollywood FL 33020

Return Receipt Number: **70223330000149748788**

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:20250157
Petitioner,
vs.
2890 Inc., Kokomo Partners LLC and Samantha Marie LLC

Respondent(s),
_____/

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

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

1. That 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC of P O Box 637, Haines City, FL 33845-0637, and 2890, Inc. % David Bennett, RA 3300 N 29th Ave, Ste. 101, Hollywood FL 33020 hereinafter referred to as "RESPONDENT", is the owner of the real property located at 930 Roberts Rd a/k/a 924 Roberts Rd, 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 _____ 1/28/26 _____

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 01/28/26.

(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

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Violation:

SEC. 105 PERMITS
REQUIRED

Mailed to:

2890 Inc., Kokomo Partners LLC and Samantha Marie LLC
P O Box 637 Haines City FL 33845-0637

2890 Inc. % David Bennett, RA
3300 N 29th Ave, Ste 101, Hollywood FL 33020

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED

Narrative:

Recommended corrective action:
Please obtain permit for paint booth. Update BTR to reflect all operational businesses with explanation with each unit. Make sure the county BTR and the town's BTR match. This is for Units #95, #96, #97 and #66

sunbiz.org

Detail by Entity Name

Florida Profit Corporation

2890, INC.

Filing Information

Document Number	P98000068830
FEI/EIN Number	65-0861496
Date Filed	08/06/1998
State	FL
Status	ACTIVE

Principal Address

3300 N.29TH AVENUE
STE 101
HOLLYWOOD, FL 33020

Changed: 04/20/2023

Mailing Address

3300 N.29TH AVENUE
STE 101
HOLLYWOOD, FL 33020

Changed: 04/20/2023

Registered Agent Name & Address

DAVID, BENNETT
3300 N. 29TH AVE.
STE 101
HOLLYWOOD, FL 33020

Name Changed: 03/10/2003

Address Changed: 04/20/2023

Officer/Director Detail

Name & Address

Title MGR

DAVID, BENNETT
3300 N 29TH AVENUE
STE 101

HOLLYWOOD, FL 33020

Title MGR

DAVID, GEORGE
3300 N. 29TH AVENUE
STE 101
HOLLYWOOD, FL 33020

Annual Reports

Report Year	Filed Date
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Document Images

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04/24/2001 -- ANNUAL REPORT	View image in PDF format
05/07/2000 -- ANNUAL REPORT	View image in PDF format
04/30/1999 -- ANNUAL REPORT	View image in PDF format
08/06/1998 -- Domestic Profit	View image in PDF format

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250157	**Date of Violation:** 12/17/2025	**Property Address:** 930 Roberts Rd a/k/a 924 Roberts Rd Lake Hamilton, FL 33851
Property Owner(s): 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC	**Property Owner(s) Address:** P O Box 637 Haines City, FL 33845-0637	**Mailing Address:**
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To Be Corrected By: 02/09/2026	**Re-Inspection Date:** 02/10/2026
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748702

PA address

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250157

Petitioner,

vs.

2890 Inc., Kokomo Partners LLC and Samantha Marie LLC

Respondent(s),

_____/

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PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED: 01/28/2026

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, 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC, P O Box 637 Haines City FL 33845-0637.

Return Receipt Number: **70223330000149748702**

By: Lisa Harris
Lisa Harris, Code Investigator

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Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250157
Petitioner,
vs.
2890 Inc., Kokomo Partners LLC and Samantha Marie LLC

Respondent(s),
_____/

STATE OF FLORIDA
COUNTY OF POLK

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

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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 _____ 1/28/26

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

STATE OF FLORIDA
COUNTY OF POLK

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

SWORN TO AND SUBSCRIBED before me, on Jan. 28th 2026

(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, 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC located at P O Box 637 Haines City FL 33845-0637 and is described as: ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7, Sub.: and further described as: 930 Roberts Rd a/k/a 924 Roberts Rd, Lake Hamilton, FL, 33851.

Violation:

SEC. 105 PERMITS
REQUIRED

Mailed to:

2890 Inc., Kokomo Partners LLC and Samantha Marie LLC
P O Box 637 Haines City FL 33845-0637

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED

Narrative:

Recommended corrective action:
Please obtain permit for paint booth. Update BTR to reflect all operational businesses with explanation with each unit. Make sure the county BTR and the town's BTR match. This is for Units #95, #96, #97 and #66

Town of Lake Hamilton
P. O. Box 126
Lake Hamilton, FL 33851-0126

TAMPA FL 335
7 JAN 2026 PM 4 L

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES
ZIP 33851
02 7H
0006169434
$ 000.74⁰
JAN 06 2026

★ Received ★
JAN 21 2026

2890 Inc, Kokomo Partners LLC
Samantha Marie LLC
PO Box 637
Haines City, FL 33845-0037

NIXIE 339 DE 1 0001/16/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33851012626 *2101-08977-07-42

UTF

20250157 CL

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: 01/06/2026

Case Number: 20250157

Owner(s): 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC

Violation Address: 930 Roberts Rd a/k/a 924 Roberts Rd, Lake Hamilton, FL 33851

Property ID: 272808-821701-000020

Violation(s):

Recommended corrective action:

Please obtain permit for paint booth. Update BTR to reflect all operational businesses with explanation with each unit. Make sure the county BTR and the town's BTR match. This is for Units 95, 96, 97 and 66

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 7 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 01/13/26.

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

POLK COUNTY FIRE RESCUE

POLK COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA

FIRE PREVENTION INSPECTION REPORT

3/19/2025

TCT Custom
924 ROBERTS Rd, #Unit 95,96, 97
Lake Hamilton, FL 33844

Inspection # 109756 Inspection Type: Reinspection

Property #: 18114 Occupancy Type: Industrial Occupancy

Inspection History

Inspection Date	Status	Inspected By
2/13/2025	Violations Found	Inspector Jean Baptiste
3/19/2025	Violations Corrected	Inspector Jean Baptiste

Inspection Remarks

The business has a paint booth that is not protected. Joel Carrasquillo, the business' owner's brother, stated that they paint one bumper per month which is about 1 ounce of paint per day on average.

Claudy Jean Baptiste
FIRE CODES INSPECTOR

POLK COUNTY FIRE RESCUE

Inspector Jean Baptiste

Customer

Angel Carrasquillo

Outlook

924 Roberts Rd Units #95, 96, and 97 -- #66

From Lisa Harris <harrisl@townoflakehamilton.com>
Date Wed 12/17/2025 10:16 AM
To tctcustombyotte@gmail.com <tctcustombyotte@gmail.com>
Cc Shawna Schuette <shawna@townoflakehamilton.com>; Michelle Dixon <kokomopartners@yahoo.com>

Good morning:
I am reaching out today after my initial inspection yesterday 12/16/25. I have printed your BTR here at the Town of Lake Hamilton. On your BTR it states the nature of business is: motor vehicle repair garage. You also have another application that states body work and then incorporated Unit #66 for Body Work. Where your business is running into an issue is that you are not approved to conduct paint and body work. It needs to be listed on your BTR here at the Town. On another note, your county BTR shows nature of business as: Motor vehicle repair garage, vehicle washing facility and motor vehicle repair auto paint for Unit #95 only. I would suggest adding #96 and #97as well as #66 to your county BTR. Your Town of Lake Hamilton BTR should also reflect the same type businesses. Shawna will need your state license for vehicle repair. There is a question regarding the vehicle washing facility. We need to know about the proper holding tank or proper place of drainage for the chemicals. We will have Roy from EPA inspections to educate you on this. As far as the paint booth it needs to be permitted (building permit).

I would start with Polk County for adding all your units and what type of business in each.
You would need to permit the paint booth. See Shawna regarding this. The paint booth BTR can't be issued until the paint booth is permitted.
Shawna needs a copy of the state license

If you have any questions, please do not hesitate to contact me and Shawna. I have copied her on this email.

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

POLK COUNTY LOCAL BUSINESS TAX APPLICATION FORM

ACCOUNT NO. 236517 CLASS: B+ PAYMENT DUE BY: 09/30/2025

OWNER NAME	LOCATION
ANGEL JOEL CARRASQUILLO GONZALEZ SR	924 ROBERTS RD Suite 95 HAINES CITY

BUSINESS NAME AND MAILING ADDRESS

TCT CUSTOM BY OTTE LLC
TCT CUSTOM BY OTTE LLC
1910 MICHIGAN CT SUITE
KISSIMMEE, FL 34759

CODE	ACTIVITY TYPE
810050	MOTOR VEHICLE REPAIR GARAGE
810080	VEHICLE WASHING FACILITY
810040	MOTOR VEHICLE REPAIR AUTO PAINT

SIGN HERE angelliolchoel@hotmail.com

SIGNATURE INDICATES APPLICANT READ AND UNDERSTANDS THE APPLICATION AFFIDAVIT ON THE BACK OF THE FORM AND AFFIRMS THE INFORMATION PROVIDED IS TRUE AND CORRECT.	AMOUNT DUE: 57.75

PAID - 3402779 07/08/2025 BLW LA 57.75 TCT CUSTOM BY OTTE LLC

For Your Information: What You Need To Know About Tangible Personal Property

Every individual or firm doing business and located in Polk County is also subject to the tangible personal property requirement.

An initial tangible personal property tax return is required to be filed with the Polk County Property Appraiser`s Office by April 1st of the year after the business opens. The initial return is required if the business owns or leases any personal property, without regard to the value of that personal property. In subsequent years, however, no return is required unless the combined value of all business equipment is more than 25,000 dollars.

To file an initial tangible personal property tax return or for additional information, visit Polk County Property Appraiser`s Office website, polkpa.org.

POLK COUNTY LOCAL BUSINESS TAX RECEIPT

ACCOUNT NO. 236517 CLASS: B+ EXPIRES: 09/30/2026

OWNER NAME	LOCATION
ANGEL JOEL CARRASQUILLO GONZALEZ SR	924 ROBERTS RD Suite 95 HAINES CITY

BUSINESS NAME AND MAILING ADDRESS

TCT CUSTOM BY OTTE LLC
TCT CUSTOM BY OTTE LLC
1910 MICHIGAN CT SUITE
KISSIMMEE, FL 34759

CODE	ACTIVITY TYPE
810050	MOTOR VEHICLE REPAIR GARAGE
810080	VEHICLE WASHING FACILITY
810040	MOTOR VEHICLE REPAIR AUTO PAINT

PROFESSIONAL LICENSE (IF APPLICABLE)
DOACS MV104921

OFFICE OF JOE G. TEDDER, CFC * TAX COLLECTOR	THIS POLK COUNTY LOCAL BUSINESS TAX RECEIPT MUST BE CONSPICUOUSLY DISPLAYED AT THE BUSINESS LOCATION

PAID - 3402779 07/08/2025 BLW LA 57.75 TCT CUSTOM BY OTTE LLC

Tax Collector

county BTR

TCT CUSTOM BY OTTE LLC — ANGEL JOEL CARRASQUILLO GONZALEZ SR

Account #2365127

TCT CUSTOM BY OTTE LLC
Business Name

ANGEL JOEL CARRASQUILLO GONZALEZ SR
Owner

October 30, 2020
Business Start Date

Active
Status

924 ROBERTS RD
Suite 95
HAINES CITY, FL 33844
Business Address

1910 MICHIGAN CT
SUITE
KISSIMMEE, FL 34759
Mailing Address

N / A
Exemption Status

MOTOR VEHICLE REPAIR GARAGE
VEHICLE WASHING FACILITY
MOTOR VEHICLE REPAIR AUTO PAINT
Business Description

History

Year	Owner	Due	Due Date	Payor	Paid On	Status	Paid	
2025	ANGEL JOEL CARRASQUILLO GONZALEZ SR	$0.00	Sep 30, 2025	CARDHOLDER/VISA	Jul 8, 2025	Paid	$57.75	
2024	ANGEL JOEL CARRASQUILLO GONZALEZ SR	$0.00	Sep 30, 2024	CARDHOLDER/VISA	Sep 20, 2024	Paid	$57.75	
2023	ANGEL JOEL CARRASQUILLO GONZALEZ SR	$0.00	Sep 30, 2023	CARDHOLDER/VISA	Aug 8, 2023	Paid	$57.75	
2022	ANGEL JOEL CARRASQUILLO GONZALEZ SR	$0.00	Sep 30, 2022	GONZALEZ VAZQUEZ/MARTHA	Aug 30, 2022	Paid	$57.75	
2021	ANGEL JOEL CARRASQUILLO GONZALEZ SR	$0.00	Sep 30, 2021	CARDHOLDER/VISA	Aug 17, 2021	Paid	$57.75	
	Total Due	$0.00						

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.

LK Hamilton
BTR

#: 2022001
Date: 01/04/22
Entity Type:
Business Name/DBA: TCT CUSTOM BY OTTE LLC
Business Entity: Corporation
Nature of Business: Motor Vehicle Repair Garage
Business Location: 924 Roberts Rd #95, 96, 97, & 66
City, State, Zip : Lake Hamilton, FL 33851
Business Owner: Angel Carasquillo
Mailing Address: 1910 Michigan Ct
City, State, Zip: Kissimmee, FL 34759
Business Phone #: 7879889260
Cell Phone #: 7879889260
Business Email: tctcustombyotte@gmail.com
Square Footage: 0
NAIC Code:
Federal Tax ID:
State License #: MVC104921
County BTR #: 236517
Status: Active

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning

Licenses

License Type	License #	Applied Date	Issued Date	Expire Date	Description
Business Tax Receipt	2022001	10/20/2025	09/29/2025	09/30/2026	Body Repair

Fees

Fee	Description	Notes	Amount
General Business Tax			$20.00
General Business Tax			$23.00
General Business Tax			$20.00
General Business Tax			$20.00
Late Fee		Late Fee	$4.00
General Business Tax			$20.00
Late Fee		Late Fee	$4.00
General Business Tax		Paid for the new year so the new expiration date will be 09/2026	$20.00
		Total	**$131.00**

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
01/05/2022	Angel Carasquillo	Cash over the counter.	20.00	Building Official	$20.00
11/30/2022	Angel Carasquillo	Cash OTC	Cash OTC	Building Official	$23.00

09/29/2023	TCT Custo...	BTR # 2022001	20.00	Building Official	$20.00
02/19/2025	TCT Customs			Shawna Schuette	$48.00
06/03/2025	Angel Carasquillo	Paid by Cash	Cash	Shawna Schuette	$20.00
				Outstanding Balance	**$0.00**

Uploaded Files

Date	File Name
10/20/2025	28951926-20251020132626584.pdf
10/20/2025	28949985-Fire Inspection.msg

Outlook

Re: 924 Roberts Rd - units 95, 96, 97

From Lisa Harris <harrisl@townoflakehamilton.com>
Date Tue 12/16/2025 7:44 AM
To Shawna Schuette <shawna@townoflakehamilton.com>; Jeffrey Ball <jball@townoflakehamilton.com>

Good morning:
I will generate a case and conduct an inspection. Apart of my inspection will be to ask for all their approvals, certifications and licensing.

Thank you
Lisa

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: Shawna Schuette <shawna@townoflakehamilton.com>
Sent: Friday, December 12, 2025 4:54 PM
To: Jeffrey Ball <jball@townoflakehamilton.com>; Lisa Harris <harrisl@townoflakehamilton.com>
Subject: Fw: 924 Roberts Rd - units 95, 96, 97

See my email and Brian's response please.
Shawna

From: Brian Wells <wellco0202@yahoo.com>
Sent: Friday, December 12, 2025 4:47 PM

Outlook

RE: Account 2977-1

From Cathy Sumner <csumner@townoflakehamilton.com>
Date Fri 12/12/2025 2:54 PM
To Jeffrey Ball <jball@townoflakehamilton.com>; Lisa Harris <harrisl@townoflakehamilton.com>
Cc Patrick Henry <henryp@townoflakehamilton.com>

924 ROBERTS RD #95/96/97

Cathy Sumner
Public Works Office Coordinator
Town of Lake Hamilton
P.O. Box 126
Lake Hamilton, Fl. 33851-0126
(863) 439-1910*118
CSumner@townoflakehamilton.com
www.townoflakehamilton.com

From: Jeffrey Ball <jball@townoflakehamilton.com>
Sent: Friday, December 12, 2025 2:54 PM
To: Cathy Sumner <csumner@townoflakehamilton.com>; Lisa Harris <harrisl@townoflakehamilton.com>
Cc: Patrick Henry <henryp@townoflakehamilton.com>
Subject: RE: Account 2977-1

Please provide the address.

From: Cathy Sumner <csumner@townoflakehamilton.com>
Sent: Friday, December 12, 2025 2:33 PM
To: Lisa Harris <harrisl@townoflakehamilton.com>
Cc: Jeffrey Ball <jball@townoflakehamilton.com>; Patrick Henry <henryp@townoflakehamilton.com>
Subject: Account 2977-1

Lisa,
I got a call about this tenant and they said that(the person that called) they have a paint booth in one of their business bays (96) and that they are also spraying Fiber glass out side and want to know if that is illegal if so could you take care of this matter ?

Cathy Sumner
Public Works Office Coordinator
Town of Lake Hamilton
P.O. Box 126
Lake Hamilton, Fl. 33851-0126
(863) 439-1910*118
CSumner@townoflakehamilton.com
www.townoflakehamilton.com

INSTR # 2006157561
BK 06842 PGS 0377-0378 PG(s)2
RECORDED 06/26/2006 01:06:23 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 46,200.00
RECORDING FEES 18.50
RECORDED BY S Wiggins

Re: Prepared by and return to:
Barry W. Bennett

Stanley Wines Bennett & Helms, P.A.
P.O. Box 860
Winter Haven, FL 33882
863-299-1263
File Number: **RB-20478**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of June, 2006 between **R.T. Investments, Inc., a Florida corporation (as to Lots 3-7, inclusive, and an undivided 1/2 interest in Lot 2), and Bobby T., Inc., a Florida corporation (as to an undivided 1/2 interest in Lot 2)** whose post office address is **P. O. Box 1168, Haines City, FL 33845**, grantor, and **2890, Inc., a Florida corporation (as to an undivided 36.78% interest) and Kokomo Partners, LLC, a Florida limited liability company (as to an undivided 52.87% interest) and Samantha Marie, LLC, a Florida limited liability company (as to an undivided 10.35% interest)** whose post office address is **3300 N. 29th Ave., Suite 101, Hollywood, FL 33020**, grantee:

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

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

Lots 2, 3, 4, 5, 6 and 7 of ROBERTS INDUSTRIAL PARK, according to the Plat thereof, recorded in Plat Book 117, Page 11, of the Public Records of Polk County, Florida.

Parcel Identification Number:

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

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

Signed, sealed and delivered in our presence:

Witness Name: Barry W. Bennett

Witness Name: Mary Cleveland

R.T. Investments, Inc., a Florida corporation

By: _____
Bobby Talarico, President

(Corporate Seal)

Witness Name: Barry W. Bennett

Witness Name: Mary Cleveland

Bobby T., Inc., a Florida corporation

By: _____
Bobby Talarico, President

(Corporate Seal)

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 21st day of June, 2006 by Bobby Talarico, President of R.T. Investments, Inc., a Florida corporation, on behalf of the corporation. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Barry W. Bennett
MY COMMISSION # DD234937 EXPIRES
August 26, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public

Printed Name: Barry W. Bennett

My Commission Expires: _____

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 21st day of June, 2006 by Bobby Talarico, President of Bobby T., Inc., a Florida corporation, on behalf of the corporation. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Barry W. Bennett
MY COMMISSION # DD234937 EXPIRES
August 26, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public

Printed Name: Barry W. Bennett

My Commission Expires: _____

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

Building Characteristics	
Category	**Type**
Exterior Wall	NONE
HEAT CODE	NA

Category	Units	Adjustment
LIVING UNITS	1	0
Stories	1	0
WALL HEIGHT	16	0

Base Rate Adj.	Adjustment
Perimeter Adjustment	0.95400
Stories Adjustment	1.00000
Story Height Adj	1.05600

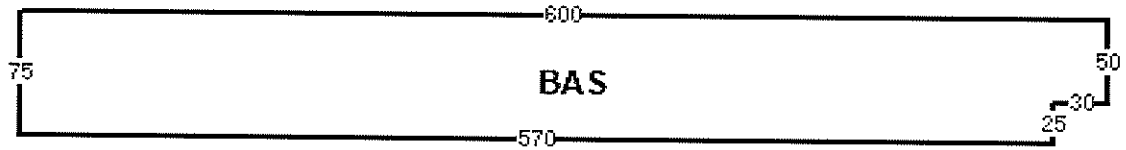
Depreciation Adj	Adjustment
FUNCTIONAL OBSOLESCENCE	0.9000

Type	Style	Class	Quality	Perimeter
1427	406	S	AV	1350

AYB	EYB	RCNLD	Norm Dpr	%Good
2006	2012	1,329,422	16.00%	75.60%

RCNLD - Replacement Cost New Less Depreciation

4805 Wh, Distrib, Term, Storage Steel Constr 100,000 to 399,999 sf



Total Acreage:	**10.23**
Millage Code:	**90450**
Neighborhood Code:	**6666.30**
Neighborhood Adj:	**1.00**

Value Summary 2025

Market Valuation Method: Income

Market Valuation:

Market Land Value:	490,113
Classified Land Value:	0
* Assd Land Value:	490,113
* Tot Bldg Value:	4,365,776
* Tot XF Value:	143,098
Tot Jst Value:	10,481,188
Market Value:	10,481,188
Homestead Cap:	
Overall % Cap:	0.0
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2008
Usage % Cap:	100.00%
Prior Market:	9,153,195
Prior Base:	5,778,774
Initial Base:	5,778,774
Current Base:	5,778,774
Maximum Cap:	6,356,651
Market Value:	10,481,188

Assessment Values:

Ag Land:	
Homestead:	
Non-Homestead:	6,356,651
Cap Diff:	4,124,537
Portability	0
Total Value:	6,356,651
Exemption Value:	0
Taxable Value:	6,356,651
School Taxable Val:	10,481,188

Card 1 of 6
Building No: 2 - STORAGE WAREHOUSE

AKA: KBM DESIGNS BY CHRISTOPHER

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/21/2006	02	I	6842 / 0377	6,600,000	R T INVESTMENTS INC	2890 INC
03/25/2004	03	I	5728 / 1918	290,000	DUAL-TECH INC	R T INVESTMENTS
07/28/2003	00	V	5455 / 2128	210,000	ROBERTS DONALD D	R T INVESTMENTS INC
01/29/2002	03	I	3250 / 0070	176,000	ROBERTS DONALD D	R T INVESTMENTS

* 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=272808821701000020

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

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	MAC	ASPHALT	0	21,000	0	3.58	3.58	1.00	100.00%	2005	2005	2006	50.00%	37,590
2	CRB	CURB CONCRETE (LIN FT)	0	300	0	10.45	10.45	1.00	100.00%	2005	2005	2006	50.00%	1,568
3	PKB	PARKING BUMPER EACH	0	44	0	37.07	37.07	1.00	100.00%	2005	2005	2006	50.00%	816
4	MAC	ASPHALT	0	54,000	0	3.58	3.58	1.00	100.00%	2002	2002	2003	50.00%	96,660
5	LD4	TRUCK & TRAIN WELLS	2	1,300	0	16.12	13.15	1.00	50.00%	2002	2002	2003	37.80%	6,464

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	0128	10.01 to 20 Acres Off Road	0.00	0.00	445,557.00	S	0	1.00	1.10	1.10	100.00%	490,113

Sub Areas for Building 2

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	44,250	X	39.95	1,767,788															

Gross Area: 44,250
Living Area: 44,250

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

Building Characteristics	
Category	**Type**
Exterior Wall	NONE
HEAT CODE	NA

Category	Units	Adjustment
LIVING UNITS	1	0
Stories	1	0
WALL HEIGHT	16	0

Base Rate Adj.	Adjustment
Perimeter Adjustment	0.96200
Stories Adjustment	1.00000
Story Height Adj	1.05600

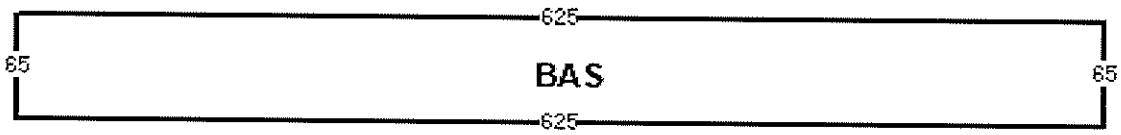
Depreciation Adj	Adjustment
FUNCTIONAL OBSOLESCENCE	0.9000

Type	Style	Class	Quality	Perimeter
1427	406	S	AV	1380

AYB	EYB	RCNLD	Norm Dpr	%Good
2006	2012	1,230,650	16.00%	75.60%

RCNLD - Replacement Cost New Less Depreciation

4805 Wh, Distrib, Term, Storage Steel Constr 100,000 to 399,999 sf



Card 2 of 6
Building No: 3 - STORAGE WAREHOUSE

AKA: KBM DESIGNS BY CHRISTOPHER

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/21/2006	02	I	6842 / 0377	6,600,000	R T INVESTMENTS INC	2890 INC
03/25/2004	03	I	5728 / 1918	290,000	DUAL-TECH INC	R T INVESTMENTS
07/28/2003	00	V	5455 / 2128	210,000	ROBERTS DONALD D	R T INVESTMENTS INC
01/29/2002	03	I	3250 / 0070	176,000	ROBERTS DONALD D	R T INVESTMENTS

* 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=272808821701000020

Total Acreage:	**10.23**
Millage Code:	**90450**
Neighborhood Code:	**6666.30**
Neighborhood Adj:	**1.00**

Value Summary 2025

Market Valuation Method: Income

Market Valuation:

Market Land Value:	490,113
Classified Land Value:	0
* Assd Land Value:	490,113
* Tot Bldg Value:	4,365,776
* Tot XF Value:	143,098
Tot Jst Value:	10,481,188
Market Value:	10,481,188
Homestead Cap:	
Overall % Cap:	0.0
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2008
Usage % Cap:	100.00%
Prior Market:	9,153,195
Prior Base:	5,778,774
Initial Base:	5,778,774
Current Base:	5,778,774
Maximum Cap:	6,356,651
Market Value:	10,481,188

Assessment Values:

Ag Land:	
Homestead:	
Non-Homestead:	6,356,651
Cap Diff:	4,124,537
Portability	0
Total Value:	6,356,651
Exemption Value:	0
Taxable Value:	6,356,651
School Taxable Val:	10,481,188

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

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	MAC	ASPHALT	0	21,000	0	3.58	3.58	1.00	100.00%	2005	2005	2006	50.00%	37,590
2	CRB	CURB CONCRETE (LIN FT)	0	300	0	10.45	10.45	1.00	100.00%	2005	2005	2006	50.00%	1,568
3	PKB	PARKING BUMPER EACH	0	44	0	37.07	37.07	1.00	100.00%	2005	2005	2006	50.00%	816
4	MAC	ASPHALT	0	54,000	0	3.58	3.58	1.00	100.00%	2002	2002	2003	50.00%	96,660

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 Va
1	C	0128	10.01 to 20 Acres Off Road	0.00	0.00	445,557.00	S	0	1.00	1.10	1.10	100.00%	490,113

Sub Areas for Building 3

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	40,625	X	40.29	1,636,781															

Gross Area:	40,625
Living Area:	40,625

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

Building Characteristics	
Category	**Type**
Exterior Wall	NONE
HEAT CODE	NA

Category	Units	Adjustment
LIVING UNITS	1	0
Stories	1	0
WALL HEIGHT	16	0

Base Rate Adj.	Adjustment
Perimeter Adjustment	0.93000
Stories Adjustment	1.00000
Story Height Adj	1.05600

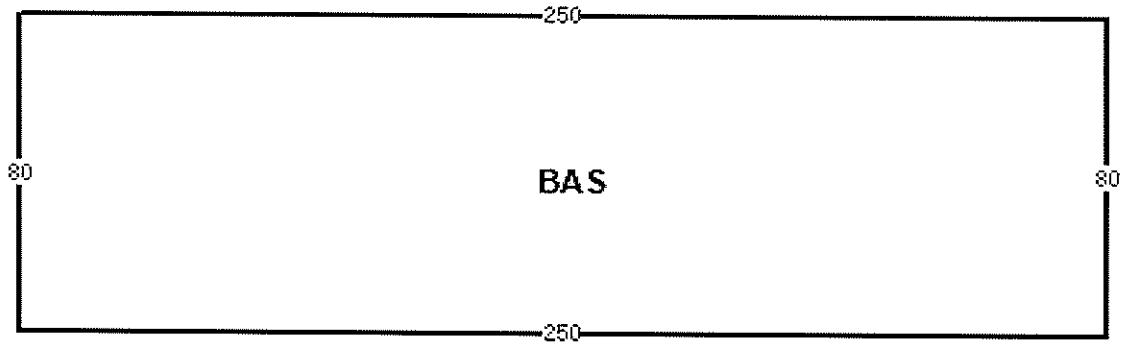
Depreciation Adj	Adjustment
FUNCTIONAL OBSOLESCENCE	0.9000

Type	Style	Class	Quality	Perimeter
1427	406	S	AV	660

AYB	EYB	RCNLD	Norm Dpr	%Good
2002	2008	529,963	24.00%	68.40%

RCNLD - Replacement Cost New Less Depreciation

4805 Wh, Distrib, Term, Storage Steel Constr 100,000 to 399,999 sf



Card 3 of 6
Building No: 4 - STORAGE WAREHOUSE

AKA: KBM DESIGNS BY CHRISTOPHER

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/21/2006	02	I	6842 / 0377	6,600,000	R T INVESTMENTS INC	2890 INC
03/25/2004	03	I	5728 / 1918	290,000	DUAL-TECH INC	R T INVESTMENTS
07/28/2003	00	V	5455 / 2128	210,000	ROBERTS DONALD D	R T INVESTMENTS INC
01/29/2002	03	I	3250 / 0070	176,000	ROBERTS DONALD D	R T INVESTMENTS

* 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=272808821701000020

Total Acreage:	**10.23**
Millage Code:	**90450**
Neighborhood Code:	**6666.30**
Neighborhood Adj:	**1.00**

Value Summary 2025

Market Valuation Method: Income

Market Valuation:

Market Land Value:	490,113
Classified Land Value:	0
* Assd Land Value:	490,113
* Tot Bldg Value:	4,365,776
* Tot XF Value:	143,098
Tot Jst Value:	10,481,188
Market Value:	10,481,188
Homestead Cap:	
Overall % Cap:	0.0
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2008
Usage % Cap:	100.00%
Prior Market:	9,153,195
Prior Base:	5,778,774
Initial Base:	5,778,774
Current Base:	5,778,774
Maximum Cap:	6,356,651
Market Value:	10,481,188

Assessment Values:

Ag Land:	
Homestead:	
Non-Homestead:	6,356,651
Cap Diff:	4,124,537
Portability	0
Total Value:	6,356,651
Exemption Value:	0
Taxable Value:	6,356,651
School Taxable Val:	10,481,188

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

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	MAC	ASPHALT	0	21,000	0	3.58	3.58	1.00	100.00%	2005	2005	2006	50.00%	37,590
2	CRB	CURB CONCRETE (LIN FT)	0	300	0	10.45	10.45	1.00	100.00%	2005	2005	2006	50.00%	1,568
3	PKB	PARKING BUMPER EACH	0	44	0	37.07	37.07	1.00	100.00%	2005	2005	2006	50.00%	816
4	MAC	ASPHALT	0	54,000	0	3.58	3.58	1.00	100.00%	2002	2002	2003	50.00%	96,660

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 Va
1	C	0128	10.01 to 20 Acres Off Road	0.00	0.00	445,557.00	S	0	1.00	1.10	1.10	100.00%	490,113

Sub Areas for Building 4

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	20,000	X	38.95	779,000															

Gross Area:	20,000
Living Area:	20,000

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

Building Characteristics	
Category	**Type**
Exterior Wall	NONE
HEAT CODE	NA

Category	Units	Adjustment
LIVING UNITS	1	0
Stories	1	0
WALL HEIGHT	16	0

Base Rate Adj.	Adjustment
Perimeter Adjustment	1.05000
Stories Adjustment	1.00000
Story Height Adj	1.05600

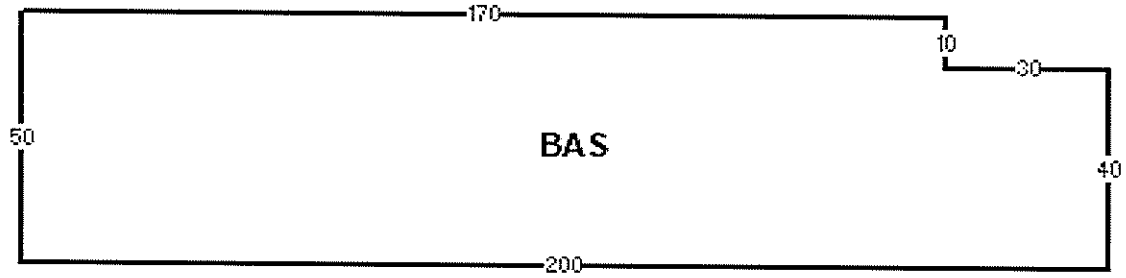
Depreciation Adj	Adjustment
FUNCTIONAL OBSOLESCENCE	0.9000

Type	Style	Class	Quality	Perimeter
1427	406	S	AV	500

AYB	EYB	RCNLD	Norm Dpr	%Good
2002	2008	290,206	24.00%	68.40%

RCNLD - Replacement Cost New Less Depreciation

4805 Wh, Distrib, Term, Storage Steel Constr 100,000 to 399,999 sf



Total Acreage:	**10.23**
Millage Code:	**90450**
Neighborhood Code:	**6666.30**
Neighborhood Adj:	**1.00**

Value Summary 2025

Market Valuation Method: Income

Market Valuation:

Market Land Value:	490,113
Classified Land Value:	0
* Assd Land Value:	490,113
* Tot Bldg Value:	4,365,776
* Tot XF Value:	143,098
Tot Jst Value:	10,481,188
Market Value:	10,481
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2008
Usage % Cap:	100.00%
Prior Market:	9,153,195
Prior Base:	5,778,774
Initial Base:	5,778,774
Current Base:	5,778,774
Maximum Cap:	6,356,651
Market Value:	10,481,188

Assessment Values:

Ag Land:	
Homestead:	0
Non-Homestead:	6,356,651
Cap Diff:	4,124,537
Portability	0
Total Value:	6,356,651
Exemption Value:	0
Taxable Value:	6,356,651
School Taxable Val:	10,481,188

Card 4 of 6
Building No: 5 - STORAGE WAREHOUSE

AKA: KBM DESIGNS BY CHRISTOPHER

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/21/2006	02	I	6842 / 0377	6,600,000	R T INVESTMENTS INC	2890 INC
03/25/2004	03	I	5728 / 1918	290,000	DUAL-TECH INC	R T INVESTMENTS
07/28/2003	00	V	5455 / 2128	210,000	ROBERTS DONALD D	R T INVESTMENTS INC
01/29/2002	03	I	3250 / 0070	176,000	ROBERTS DONALD D	R T INVESTMENTS

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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=272808821701000020

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

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	MAC	ASPHALT	0	21,000	0	3.58	3.58	1.00	100.00%	2005	2005	2006	50.00%	37,590
2	CRB	CURB CONCRETE (LIN FT)	0	300	0	10.45	10.45	1.00	100.00%	2005	2005	2006	50.00%	1,568
3	PKB	PARKING BUMPER EACH	0	44	0	37.07	37.07	1.00	100.00%	2005	2005	2006	50.00%	816
4	MAC	ASPHALT	0	54,000	0	3.58	3.58	1.00	100.00%	2002	2002	2003	50.00%	96,660

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	0128	10.01 to 20 Acres Off Road	0.00	0.00	445,557.00	S	0	1.00	1.10	1.10	100.00%	490,113

Sub Areas for Building 5

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	9,700	X	43.97	426,509															

Gross Area: 9,700
Living Area: 9,700

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

4805 Wh, Distrib, Term, Storage Steel Constr 100,000 to 399,999 sf

Building Characteristics	
Category	**Type**
Exterior Wall	NONE
HEAT CODE	NA

Category	Units	Adjustment
LIVING UNITS	1	0
Stories	1	0
WALL HEIGHT	16	0

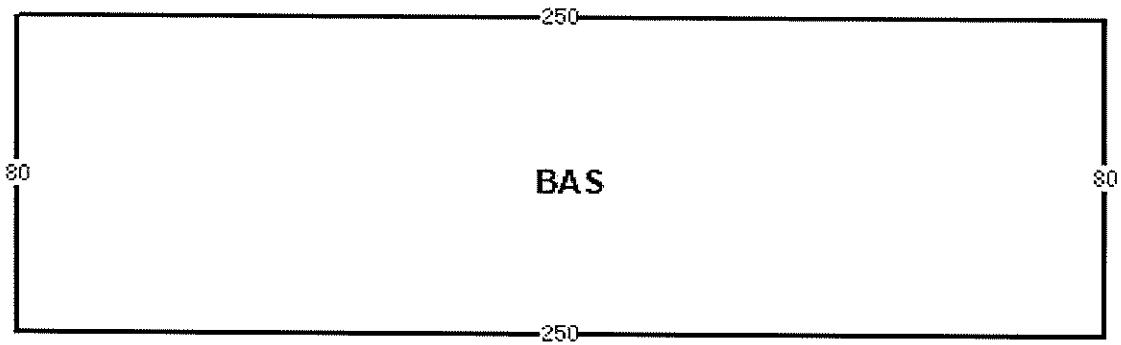
Base Rate Adj.	Adjustment
Perimeter Adjustment	0.93000
Stories Adjustment	1.00000
Story Height Adj	1.05600

Depreciation Adj	Adjustment
FUNCTIONAL OBSOLESCENCE	0.9000

Type	Style	Class	Quality	Perimeter
1427	406	S	AV	660

AYB	EYB	RCNLD	Norm Dpr	%Good
2004	2010	557,856	20.00%	72.00%

RCNLD - Replacement Cost New Less Depreciation



Card 5 of 6
Building No: 6 - STORAGE WAREHOUSE

AKA: KBM DESIGNS BY CHRISTOPHER

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/21/2006	02	I	6842 / 0377	6,600,000	R T INVESTMENTS INC	2890 INC
03/25/2004	03	I	5728 / 1918	290,000	DUAL-TECH INC	R T INVESTMENTS
07/28/2003	00	V	5455 / 2128	210,000	ROBERTS DONALD D	R T INVESTMENTS INC
01/29/2002	03	I	3250 / 0070	176,000	ROBERTS DONALD D	R T INVESTMENTS

Total Acreage:	**10.23**
Millage Code:	**90450**
Neighborhood Code:	**6666.30**
Neighborhood Adj:	**1.00**

Value Summary 2025

Market Valuation Method: Income

Market Valuation:

Market Land Value:	490,113
Classified Land Value:	0
* Assd Land Value:	490,113
* Tot Bldg Value:	4,365,776
* Tot XF Value:	143,098
Tot Jst Value:	10,481,188
Market Value:	10,481,188
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2008
Usage % Cap:	100.00%
Prior Market:	9,153,195
Prior Base:	5,778,774
Initial Base:	5,778,774
Current Base:	5,778,774
Maximum Cap:	6,356,651
Market Value:	10,481,188

Assessment Values:

Ag Land:	
Homestead:	0
Non-Homestead:	6,356,651
Cap Diff:	4,124,537
Portability	0
Total Value:	6,356,651
Exemption Value:	0
Taxable Value:	6,356,651
School Taxable Val:	10,481,188

* 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=272808821701000020

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

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	MAC	ASPHALT	0	21,000	0	3.58	3.58	1.00	100.00%	2005	2005	2006	50.00%	37,590
2	CRB	CURB CONCRETE (LIN FT)	0	300	0	10.45	10.45	1.00	100.00%	2005	2005	2006	50.00%	1,568
3	PKB	PARKING BUMPER EACH	0	44	0	37.07	37.07	1.00	100.00%	2005	2005	2006	50.00%	816
4	MAC	ASPHALT	0	54,000	0	3.58	3.58	1.00	100.00%	2002	2002	2003	50.00%	96,660

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	0128	10.01 to 20 Acres Off Road	0.00	0.00	445,557.00	S	0	1.00	1.10	1.10	100.00%	490,113

Sub Areas for Building 6

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	20,000	X	38.95	779,000															

Gross Area: 20,000
Living Area: 20,000

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

Building Characteristics	
Category	**Type**
Exterior Wall	NONE
HEAT CODE	NA

Category	Units	Adjustment
LIVING UNITS	1	0
Stories	1	0
WALL HEIGHT	18	0

Base Rate Adj.	Adjustment
Perimeter Adjustment	1.02200
Stories Adjustment	1.00000
Story Height Adj	1.11200

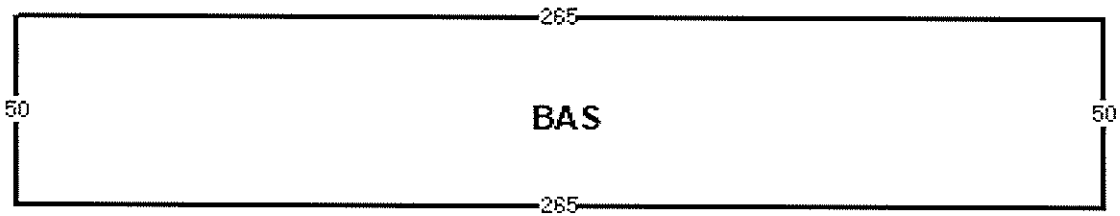
Depreciation Adj	Adjustment
FUNCTIONAL OBSOLESCENCE	0.9000

Type	Style	Class	Quality	Perimeter
1427	406	S	AV	630

AYB	EYB	RCNLD	Norm Dpr	%Good
2004	2010	427,679	20.00%	72.00%

RCNLD - Replacement Cost New Less Depreciation

4805 Wh, Distrib, Term, Storage Steel Constr 100,000 to 399,999 sf



Card 6 of 6
Building No: 7 - STORAGE WAREHOUSE

AKA: KBM DESIGNS BY CHRISTOPHER

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/21/2006	02	I	6842 / 0377	6,600,000	R T INVESTMENTS INC	2890 INC
03/25/2004	03	I	5728 / 1918	290,000	DUAL-TECH INC	R T INVESTMENTS
07/28/2003	00	V	5455 / 2128	210,000	ROBERTS DONALD D	R T INVESTMENTS INC
01/29/2002	03	I	3250 / 0070	176,000	ROBERTS DONALD D	R T INVESTMENTS

Total Acreage:	**10.23**
Millage Code:	**90450**
Neighborhood Code:	**6666.30**
Neighborhood Adj:	**1.00**

Value Summary 2025

Market Valuation Method: Income

Market Valuation:

Market Land Value:	490,113
Classified Land Value:	0
* Assd Land Value:	490,113
* Tot Bldg Value:	4,365,776
* Tot XF Value:	143,098
Tot Jst Value:	10,481,188
Market Value:	10,481,"
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2008
Usage % Cap:	100.00%
Prior Market:	9,153,195
Prior Base:	5,778,774
Initial Base:	5,778,774
Current Base:	5,778,774
Maximum Cap:	6,356,651
Market Value:	10,481,188

Assessment Values:

Ag Land:	
Homestead:	0
Non-Homestead:	6,356,651
Cap Diff:	4,124,537
Portability	0
Total Value:	6,356,651
Exemption Value:	0
Taxable Value:	6,356,651
School Taxable Val:	10,481,188

* 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=272808821701000020

Polk County
Property Appraiser
Print Date: 03/05/2026

2025

** **Owner/Mailing Address:**
2890 INC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

** **Site Address:**
930 ROBERTS RD LAKE HAMILTON 33851

27-28-08-821701-000020

ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7

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	MAC	ASPHALT	0	21,000	0	3.58	3.58	1.00	100.00%	2005	2005	2006	50.00%	37,590
2	CRB	CURB CONCRETE (LIN FT)	0	300	0	10.45	10.45	1.00	100.00%	2005	2005	2006	50.00%	1,568
3	PKB	PARKING BUMPER EACH	0	44	0	37.07	37.07	1.00	100.00%	2005	2005	2006	50.00%	816
4	MAC	ASPHALT	0	54,000	0	3.58	3.58	1.00	100.00%	2002	2002	2003	50.00%	96,660

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 Va...
1	C	0128	10.01 to 20 Acres Off Road	0.00	0.00	445,557.00	S	0	1.00	1.10	1.10	100.00%	490,113

Sub Areas for Building 7

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	13,250	X	45.07	597,178															

Gross Area: 13,250
Living Area: 13,250

Tax Bill Detail

Property Tax Account: 272808-821701-000020
2890 INC

Year: 2025
Tax District: 90450

Bill Number: 1309994
Property Type: Real Estate

Owner: 2890 INC

MAILING ADDRESS:
2890 INC
SAMANTHA MARIE LLC
KOKOMO PARTNERS LLC
PO BOX 637
HAINES CITY FL 33845-0637

PROPERTY ADDRESS:
930 ROBERTS
LAKE HAMILTON 33851

Taxes | All Unpaid Bills | Assessments | Legal Description | Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
C100 POLK COUNTY GENERAL FUND	4.9848	$31,686.64	$0.00	$31,686.64
C101 POLK COUNTY TRANSPORTATION	1.2000	$7,627.98	$0.00	$7,627.98
C102 POLK COUNTY EMERGENCY MEDICAL	0.2500	$1,589.16	$0.00	$1,589.16
C103 POLK COUNTY ENV LANDS MGMT	0.0500	$317.83	$0.00	$317.83
POLK COUNTY ENV LANDS ACQUISITION	0.1500	$953.50	$0.00	$953.50

SCHOOL LOCAL CAPITAL IMPROVEMENT	1.5000	$15,721.78	$0.00	$15,721.78
SCHOOL GENERAL FUND	3.7900	$39,723.70	$0.00	$39,723.70
TOWN OF LAKE HAMILTON	7.9900	$50,789.64	$0.00	$50,789.64
SOUTHWEST FLA WATER MGMT DIST	0.1831	$1,163.90	$0.00	$1,163.90
TOTAL	20.0979	$149,574.13	$0.00	$149,574.13

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
POLK COUNTY FIRE SERVICES	$2,820.00	$0.00	$2,820.00
TOTAL	$2,820.00	$0.00	$2,820.00

Year	Due
2025	**$152,394.13**
2024	$0.00
2023	$0.00
2022	$0.00
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00

Payment Options

If Paid By 3/31/2026

This Bill: $152,394.13

Parcel Details: 27-28-08-821701-000020

Owners *Recently purchased this property? Click here.*

2890 INC	36.8%
KOKOMO PARTNERS LLC	52.9%
SAMANTHA MARIE LLC	10.3%

Mailing Address *(Address Change form)*

PO BOX 637
HAINES CITY FL 33845-0637

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

930 ROBERTS RD

Postal City and Zip

LAKE HAMILTON FL 33851

Parcel Information

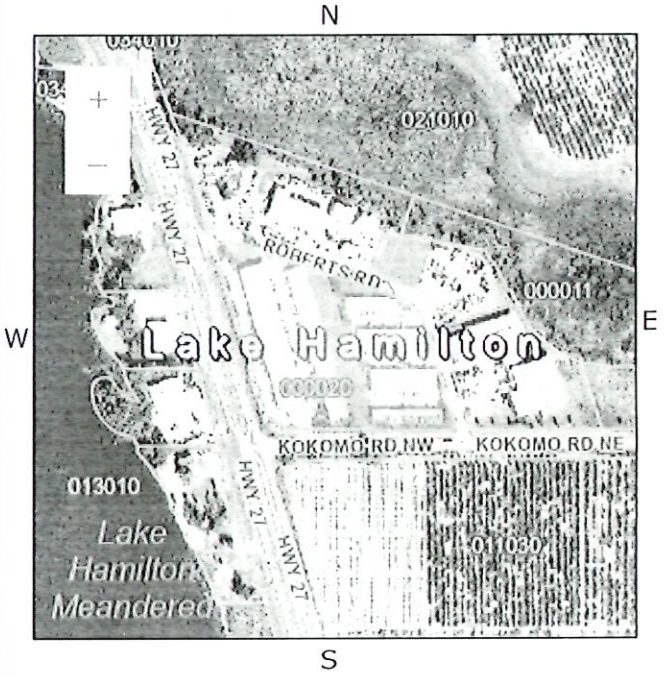
Municipality	**LAKE HAMILTON** (Code: 90450)
Neighborhood	**6666.30** Search Recent Sales in this Neighborhood
Subdivision	**ROBERTS INDUSTRIAL PARK**
Property (DOR) Use Code	**Wh, Distrib, Term, Storage Steel Constr 100,000 to 399,999 sf** (Code: 4805)
Acreage	**10.23**
Community Redevelopment Area	**NOT IN CRA**

20250157 (15) 12/16/25
paint + body
paint booth w/o permit

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 272808

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.

40 TPP Account(s)

⊞ List of Accounts

Sales Historv