# Town of Lake Hamilton

***SPECIAL MAGISTRATE HEARING Agenda – May 26, 2026***

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

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

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

**EXPLANATION OF PROCEDURES - Special Magistrate, Joe Mawhinney**

**APPROVE OF MINUTES**

March 31, 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**

Code Case #20230005 Owner: Jacqueline Richardson Violation Address: 514 Cunningham St N, Lake Hamilton Property ID #272816-825500-000350 Violation: Sec. 105 Permits Required / Florida Building Code: Accessory Structure with carport without permits Property has been in compliance by obtaining a permit. NOTE: COE's haven't been paid

Code Case #20250017 Owner: Jacqueline Richardson Violation Address: 514 Cunningham St N, Lake Hamilton Property ID #272816-825500-000350 Violations: Sec 16-137 (b) Fences, Walls, and Hedges - fence in need of repair work and storage of tree debris from

lawn care / tree service business NOTE: Property has been in compliance. Respondent hasn't paid the Cost of Enforcement fees in the amount of $80.60

**RESCISSION/ADJUDICATION OF LIEN**

**REQUEST TO APPROVE AN EXTENSION OF TIME**

Code Case #20240048 Owner: Faith Based Investments LLC Violation Address: 1121 Martin St, Lake Hamilton Parcel ID #272809-822000-080401 Violations: FBC 1.7 Sec. 105.4.1.2 Expired Permit, Sec. 105 Permits Required, Sec. 301.3 General - Vacant Structures and Land, Sec. 304.10 Stairways, Decks, Porches and Balconies, Sec. 304.13 Window, Skylight and Door Frames, Sec. 304.14 Insect Screens, Sec. 304.15 Doors, Sec. 304.2 Protective Treatment NOTE: This case has been continued a couple of times due to changing out plans, approvals and sickness. Owner is in need of (1) last extension

**REQUEST TO CONTINUE FIRST OFFENSE CASES**

**REQUEST TO WITHDRAW FIRST OFFENSE CASES**

**REQUEST FOR REDUCTION CASES**

**FIRST OFFENSE**

Code Case #20250137 Owner: 1112 Martin St Land Trust Violation Address: 1112 Martin St., Lake Hamilton Parcel ID #272809-822000-070201 Violation: Sec 302.7 Accessory Structure: fencing in need of repairing or replacing

Code Case #20260006 Owner: Marvis Darrell Jackson Violation Address: 750 Pearl St, Haines City (LH) Parcel ID #272809-822000-050203 Violation: LDC Sec. 16-176.1A & B.1 - Accessory Use & Structures w/o Primary -- storage of items on vacant land without a primary use

**REPEAT OFFENDERS**

Code Case #20250143 -- This is a repeat offender of Code Case #20220114 Owners: 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC Violation Address: 930 Roberts Rd, Lake Hamilton Parcel ID # 272808-821701-000020 Violation: LDC Sec. 28-19 Business Tax Receipts (Businesses with expired BTR's or not having a BTR) NOTE: This case was for the March 31, 2026 hearing. However, the Special Magistrate stated we could present the case as an addendum item.

**DEMOLITION APPEAL**

**FORECLOSURE INQUIRY**

**MONTHLY REPORT -- THE APRIL 28, 2026 SPECIAL MAGISTRATE WAS CANCELLED DUE TO UNFORESEEN CIRCUMSTANCES.**

**NEXT MEETING DATE –JUNE 30, 2026 AT 3:00 PM**

**ADJOURNMENT**

# Town of Lake Hamilton
## Special Magistrate
## Agenda Summary Report

**TO:**

**THROUGH:**

**FROM:**

**AGENDA ITEM:** March 31, 2026, Special Magistrate Meeting minutes

**DATE:** May 26, 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):**
March 31, 2026 Special Magistrate meeting.pdf

**TOWN OF LAKE HAMILTON MINUTES**
**SPECIAL MAGISTRATE HEARING TUESDAY,**
**MARCH 31, 2026 3:00 PM**

The Special Magistrate of Lake Hamilton held a SPECIAL MAGISTRATE HEARING on Tuesday, March 31, 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**

The Special Magistrate called the meeting to order at 3:06 pm.

**EXPLANATION OF PROCEDURES - Special Magistrate, Joe Mawhinney**

**APPROVE OF MINUTES**

**February 24, 2026, Special Magistrate Meeting minutes.**

The Special Magistrate approved February 24, 2026, Special Magistrate Meeting minutes.

**ADDENDUM TO THE AGENDA**

Officer Lisa requested an addendum to the agenda for Repeat Offender for **code case #20250143 on Robert's Rd. The Special Magistrate granted the request to the addendum due to the offender receiving proper notice.**

**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**

**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.**
Code Officer Lisa Harris presented the case and requested extension of time per the owner's request of 60 days via email. The owner was not present. The Special Magistrate amended the previous order and granted the 60 days from today's date to comply.

**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 Officer Lisa Harris presented this case to the Special Magistrate. She submitted and admitted photos into evidence. The property was found in violation
The owner was not present. The owner was given 30 days to come into compliance. If the owner fails to do so in the allotted time, there will be a $ 100 a day fine imposed until said property is found to be in compliance. The Special Magistrate ruled in favor of the Town for cost of prosecution in the amount $107.00 payable within 30 days.

**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 Officer Lisa Harris presented this case to the Special Magistrate. She submitted and admitted photos into evidence. The owner was not present. The property was found in violation. The property has come into compliance. Special Magistrate ruled in favor of the Town for cost of prosecution in the amount $56.83 payable within 30 days.

**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 Officer Lisa Harris presented this case to the Special Magistrate. She submitted and admitted photos into evidence. The property was found in violation
The owner was not present. The owner was given 30 days to come into compliance. If the owner fails to do so in the allotted time, there will be a $ 100 a day fine imposed until said property is found to be in compliance. The Special Magistrate ruled in favor of the Town for cost of prosecution in the amount $72.28 payable within 30 days.

**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.**
Code Officer Lisa Harris presented this case to the Special Magistrate. She submitted and admitted photos into evidence. The owner's husband Mr.Ortega was present. The property was found in violation. The property has come into compliance except for the LDC Sec. 105 permits violation. The owner was given 60 days to come into compliance. If the owner fails to do so in the allotted time, there will be a $100 a day fine imposed until said property is found to be in compliance. The Special Magistrate ruled in favor of the Town for cost of prosecution in the amount $101.49 payable within 30 days.

**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.**
Code Officer Lisa Harris presented this case to the Special Magistrate. She submitted and admitted photos into evidence. The property manager Michelle Dixon was present. The property was found in violation. The property has come into compliance. The Special Magistrate ruled in favor of the Town for cost of prosecution in the amount $76.40 payable within 30 days.

**REPEAT OFFENDER**

**Owners: 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC**
**Violation Address: 930 Roberts Rd, Lake Hamilton**
**Parcel ID # 272808-821701-000020**
**Violation: LDC Sec. 28-19 Business Tax Receipts (Businesses with expired BTR's or not having a BTR)**
Code Officer Lisa Harris presented this case to the Special Magistrate. She submitted and admitted photos into evidence.The owner was present. **The Special Magistrate ruled to continue the case to the next Special Magistrate meeting.**

**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**

**The Special Magistrate adjourned the meeting at 4:07pm.**

ATTEST:

_____
Joseph Mawhiney, Special Magistrate

_____
Jacqueline Borja, Town Clerk

# Town of Lake Hamilton
## Special Magistrate
## Agenda Summary Report

**TO:** Special Magistrate

**THROUGH:** Community Development

**FROM:** Lisa Harris, Code Enforcement Specialist

**AGENDA ITEM:** Code Case #20230005
Owner: Jacqueline Richardson
Violation Address: 514 Cunningham St N, Lake Hamilton
Property ID #272816-825500-000350
Violation: Sec. 105 Permits Required / Florida Building Code: Accessory Structure with carport without permits
Property has been in compliance by obtaining a permit. NOTE: COE's haven't been paid

**DATE:** May 26, 2026

**SUMMARY & RECOMMENDATION:** Staff recommendation is that the Cost of Enforcement fees of $60.10 be imposed as a lien until such time the respondent pays in full.

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

**ATTORNEY REVIEW:** YES: ☐ NO: ☒ N/A: ☐

**FINANCIAL IMPACT:** YES: ☐ NO: ☒

If Yes, Please Explain: N/A

**RECOMMENDATION:**

**ATTACHMENT(S):**
20230005 - COE Imposition Packet.pdf



U.S. Postal Service™ 20230005
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
NOI - May '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
$

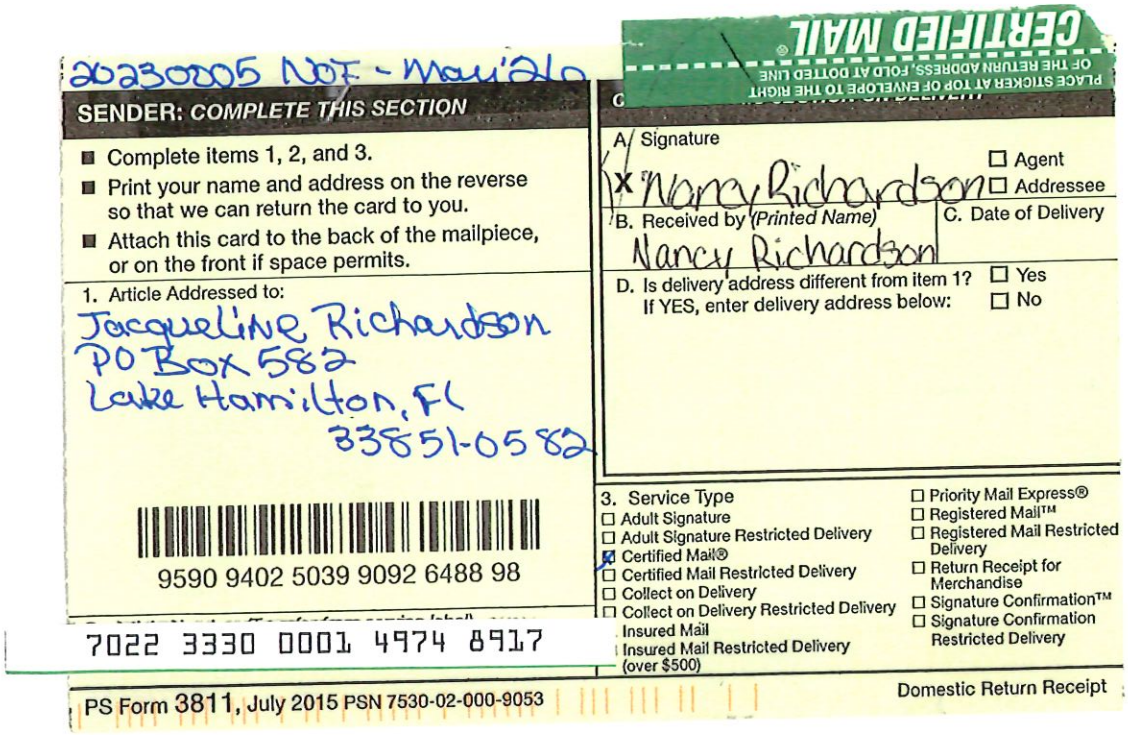
LAKE HAMILTON, FL 33851

Postmark Here
MAR 19 2026

Sent To
Jacqueline Richardson
Street and Apt. No., or PO Box No.
PO Box 582
City, State, ZIP+4®
Lake Hamilton, FL 33851-0582

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

7022 3330 0001 4974 8917



20230005 NOI - May '26

CERTIFIED MAIL®

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Jacqueline Richardson
PO Box 582
Lake Hamilton, FL
33851-0582

9590 9402 5039 9092 6488 98

7022 3330 0001 4974 8917

A. Signature
X Nancy Richardson
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Nancy Richardson
C. Date of Delivery

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $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

TELEPHONE (863) 439-1910
FAX (863) 439-1421
POST OFFICE BOX 126
LAKE HAMILTON, FL 33851

# Town of Lake Hamilton
## CODE ENFORCEMENT

NOTICE OF IMPOSITION HEARING
UNPAID COST OF ENFORCEMENT FEES

Jacqueline Richardson
P O Box 582
Lake Hamilton FL 33851-0582

Date: 3/17/2026

Case #20230005
Location: 514 Cunningham St N, Lake Hamilton FL 33851
Parcel ID/APN: 272816-825500-000350

| Date Issued | Fee | Amount | Date Due | Violation/Comments |
|---|---|---|---|---|
| 07/29/2025 | First Class Mail | $ 0.60 | 05/17/2023 | |
| 07/29/2025 | Certified Postage | $ 7.85 | 05/17/2023 | |
| 07/29/2025 | Paper Fee | $ 1.65 | 05/17/2023 | |
| 07/29/2025 | Trips | $50.00 | 05/17/2023 | |
| | TOTAL DUE: | $60.10 | | |

**PLEASE TAKE NOTICE that the TOTAL DUE has not been paid by the due date of 08/29/2025 therefore, the Code Enforcement Unit is requesting the amount of $60.10 plus a $40.00 recording fee to be imposed as a lien by the Special Magistrate at a hearing to be held at 3:00 pm on May 26, 2026, in the Council Chambers located at 100 Smith Ave, Lake Hamilton FL.**

Notice: The amount stated herein only includes the cost of enforcement fees by the Special Magistrate. This amount does not include any fine that will be imposed or has been imposed by the Special Magistrate.

We accept all major credit cards, checks or money order and cash. If you have any questions, call (863) 332-0328 or email harrisl@townoflakehamilton.com for assistance. Please reference your case number with your payment.

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

**Town of Lake Hamilton**
**Petitioner,**
vs.

Jacqueline Richardson
**Respondent(s)**

| | |
|---|---|
| **Violation Case #:** | 20230005 |
| **Prop. App.Parcel ID#:** | 27-28-16-825500-000350 |
| **Property Address:** | 514 Cunningham St N |

## COST OF ENFORCEMENT INVOICE ATTACHMENT

Dear Respondent,

This invoice has been submitted to this office by the Code Enforcement Division for the Town of Lake Hamilton. The amount quoted is for the expenses incurred for the Magistrate hearing on 04/19/2023 in the amount of $ 60.10 .

This is to advise you that the fee amount stated is to be paid to the Town of Lake Hamilton by 6/17/23 . If not paid by this date, a lien may be imposed on the property named above.

If you have any questions regarding this invoice, please contact the Code Enforcement Office at 863-207-1933.

Sincerely,

Gina Pirtle
Code Enforcement Secretary

Enclosure: As Stated
XC: Code Enforcement-Lisa Harris

SAVE PRINT EMAIL

**IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA**

**VIOLATION NO: 20230005**

**IN RE:** 514 Cunningham St N
27-28-16-825500-000350
ROSELLEE PARK PB 6 PG 5 LOTS 35 & 36

**TOWN OF LAKE HAMILTON**, a Florida municipal corporation,
Petitioner

**v.**

**Jacqueline Richardson**
**P O Box 582, Lake Hamilton, FL 33851-0582**
Respondent(s)

**ORDER FINDING VIOLATION**

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**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before the Special Magistrate W.A. "Drew" Crawford 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 02/06/2023 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:**

1. PERMITS REQUIRED/ FLORIDA BUILDING CODE SEC 105 - 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.

2. Such conditions continued and existed for [through 03/13/2023, the required date of compliance pursuant to §162.06(2), Florida Statutes] [since [date 6], the date the violation was first observed by the Code Officer]. Further, such conditions: ☐ **continue to exist** as of the date of this ORDER. ☑ **were remedied** prior to Hearing.

3. 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**

4. This Magistrate has personal 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

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

## 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:

- ☐ 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.
- ☐ Respondent(s) admit(s) to the violation(s) and request(s) additional time to comply. Respondent(s) has/have waived any defenses to the violation(s). Respondent(s) shall have _____ **days** (on or before _____) to comply or a **$**_____**per day** fine may be imposed.
- ☐ Respondent(s) shall have _____ **days** (on or before _____) for total compliance or a **$** _____ **per day** fine shall be imposed.
- ☐ Respondent(s) shall have _____ **days** (on or before _____) to **secure** captioned property or a **$** _____ **per day** fine shall be imposed.
- ☐ Violation(s) number(s) _____ as identified herein is/are **irreparable or irreversible** in nature. A one-time fine of **$** _____ is imposed against the Respondent(s) in addition to any fine or costs imposed herein, if any such fine amount or 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 SECURE** the safety condition(s) on the subject property 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 Town of Lake Hamilton is hereby **authorized to ABATE** the violation(s) named herein in accordance with §162.09(1), Florida Statutes, but shall not be required to do so. If abatement occurs, the Town of Lake Hamilton may assess all costs incurred by it against 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 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.
- ☑ Respondent(s) shall be responsible for **costs incurred** by the Town in prosecuting this case totaling **$** 60.10. The costs shall be paid in full within 30 **days** of this Order (**by** 6/16/2023, **at 4:00 pm**). If unpaid within that time, 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.
- ☐ _____

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.

THIS ORDER is final upon rendition thereof. You may request a hearing to challenge the fine and the resulting lien within twenty (20) days from the date of rendition of this ORDER. If you fail to timely request such hearing within twenty (20) days of its date of rendition, this ORDER may be recorded in the Public Records of Polk County, Florida. This ORDER may be appealed to Circuit Court within thirty (30) days of the date of its rendition pursuant to s. 162.11, Florida Statutes, by filing a timely Notice of Appeal with the Secretary to the Special Magistrate and complying with any and all applicable court rules of procedure. All requests to challenge fines or notices of appeal must be in writing and stamped received at the Code Compliance Division no later than 4:00 P.M. on or before the date the period expires to be considered timely.

**DONE AND ORDERED (RENDERED)** this 17 day of May, 2023 at Lake Hamilton, Polk County, Florida.

ATTEST:

Gina Pirtle
Secretary to the Special Magistrate
Case No: 20230005
Mailings:

W.A. "Drew" Crawford
Town of Lake Hamilton Special Magistrate

# Town of Lake Hamilton
## Special Magistrate
## Agenda Summary Report

**TO:** Special Magistrate

**THROUGH:** Community Development Department

**FROM:** Lisa Harris, Code Enforcement Specialist

**AGENDA ITEM:** Code Case #20250017
Owner: Jacqueline Richardson
Violation Address: 514 Cunningham St N, Lake Hamilton
Property ID #272816-825500-000350
Violations: Sec 16-137 (b) Fences, Walls, and Hedges - fence in need of repair work and storage of tree debris from lawn care / tree service business
NOTE: Property has been in compliance. Respondent hasn't paid the Cost of Enforcement fees in the amount of $80.60

**DATE:** May 26, 2026

**SUMMARY & RECOMMENDATION:** Staff recommends the Cost of Enforcement fees in the amount of $80.60 to be imposed as a lien until such time the respondent pays the fees.

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

**ATTORNEY REVIEW:** YES: ☐ NO: ☐ N/A: ☒

**FINANCIAL IMPACT:** YES: ☐ NO: ☒

If Yes, Please Explain: N/A

**RECOMMENDATION:**

**ATTACHMENT(S):**
20250017 - Imposing Cost of Enforcement packet.pdf



U.S. Postal Service™ 20250017
CERTIFIED MAIL® RECEIPT
Domestic Mail Only NOI mailed

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
$

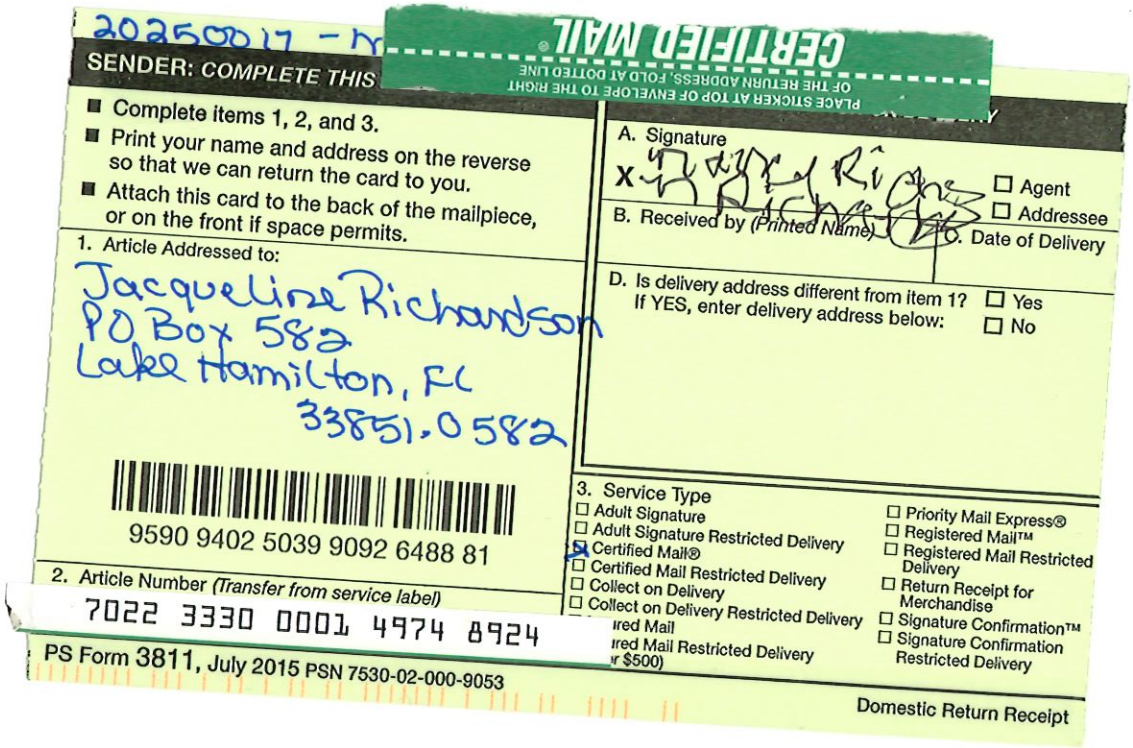
Total Postage and Fees
$

Postmark Here
LAKE HAMILTON, FL 33851
MAR 19 2025
USPS

Sent To Jacqueline Richardson
Street and Apt. No., or PO Box No. PO Box 582
City, State, ZIP+4 Lake Hamilton, FL 33851-0582

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

7022 3330 0001 4974 8924



20250017 - NOI

CERTIFIED MAIL®

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

SENDER: COMPLETE THIS

- 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:
Jacqueline Richardson
PO Box 582
Lake Hamilton, FL
33851-0582

9590 9402 5039 9092 6488 81

2. Article Number (Transfer from service label)
7022 3330 0001 4974 8924

A. Signature
X [signature] ☐ 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

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

TELEPHONE (863) 439-1910
FAX (863) 439-1421
POST OFFICE BOX 126
LAKE HAMILTON, FL 33851

# Town of Lake Hamilton
## CODE ENFORCEMENT

NOTICE OF IMPOSITION HEARING
UNPAID COST OF ENFORCEMENT FEES

Jacqueline Richardson
P O Box 582
Lake Hamilton FL 33851-0582

Date: 3/17/2026

Case #20250017
Location: 514 Cunningham St N, Lake Hamilton FL 33851
Parcel ID/APN: 272816-825500-000350

| Date Issued | Fee | Amount | Date Due | Violation/Comments |
|---|---|---|---|---|
| 07/29/2025 | First Class Mail | $ 0.73 | 08/29//2025 | |
| 07/29/2025 | Certified Postage | $17.70 | 08/29/2025 | |
| 07/29/2025 | Paper Fee | $ 2.25 | 08/29/2025 | |
| 07/29/2025 | Trips | $60.00 | 08/29/2025 | |
| | TOTAL DUE: | $80.68 | | |

**PLEASE TAKE NOTICE that the TOTAL DUE has not been paid by the due date of 08/29/2025 therefore, the Code Enforcement Unit is requesting the amount of $80.68 plus a $40.00 recording fee to be imposed as a lien by the Special Magistrate at a hearing to be held at 3:00 pm on May 26, 2026, in the Council Chambers located at 100 Smith Ave, Lake Hamilton FL.**

Notice: The amount stated herein only includes the cost of enforcement fees by the Special Magistrate. This amount does not include any fine that will be imposed or has been imposed by the Special Magistrate.

We accept all major credit cards, checks or money order and cash. If you have any questions, call (863) 332-0328 or email harrisl@townoflakehamilton.com for assistance. Please reference your case number with your payment.

**IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA**

**VIOLATION NO: 20250017**

**IN RE:** 514 Cunningham St N
272816-825500-000350
ROSELLEE PARK PB 6 PG 5 LOTS 35 & 36

**TOWN OF LAKE HAMILTON**, a Florida municipal corporation,
Petitioner

**v.**

**Jacqueline Richardson**
**P O Box 582 Lake Hamilton, FL 33851-0582**
Respondent(s)

**ORDER FINDING VIOLATION**

---

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

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

**FINDINGS OF FACT**

1. On or about 03/06/2025 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. 16-137 (b) 1 FENCES, WALLS, AND HEDGES - WITHIN RESIDENTIAL ZONES, FENCES OR WALLS MAY BE ERECTED, PLACED OR MAINTAINED ON ANY LOT LINE OR WITHIN ANY REAR OR SIDE YARD IF NOT MORE THAN SIX FEET IN HEIGHT, OR FOUR FEET HIGH IN FRONT YARD AREAS, MEASURED FROM THE NATURAL CONTOUR OF THE GROUND ON ADJOINING LOT, OR ON THE PARTICULAR LOT, WHICHEVER IS LOWER
   B. SEC. 20-46. - PROHIBITION. - (c)Organic debris. Except as provided in this subsection, organic debris in excess of six cubic yards upon any public or private property for more than 30 days shall be prohibited. This subsection shall not apply to lots greater than one-acre in size or lots which have not been cleared or disturbed in the past.

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. Jacqueline Richardson, 20250017, 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 29th of April, 2025.

Town Clerk

## ORDER

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

- ☐ Summary Disposition Respondent(s) admit(s) to the violation(s) and request(s) additional time to comply. Respondent(s) has/have waived any defense to the violation(s). Respondent(s) shall have until _____ to Comply or a $ _____ **per day** fine may be imposed.
- ☐ Respondent(s) shall secure captioned property by _____ or a $_____ **per day** fine shall be imposed.
- ☐ Respondent(s) shall have until _____ for total compliance or a $_____ **per day** fine shall be imposed.
- ☐ The Town of Lake Hamilton is hereby **authorized to ABATE** the violation(s) named herein in accordance with F.S. §162.09(1), Florida Statutes, but shall not be required to do so. If abatement occurs, the Town of Lake Hamilton may assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ Pursuant to §162.08(5), Florida Statutes, the Code Enforcement Division of the Town of Lake Hamilton is hereby **authorized to initiate the DEMOLITION** process and assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ The evidence did not support the violation cited. The case is hereby dismissed.
- ☑ Violation(s) did exist at the subject property, but have been remedied. No fine in this matter shall be imposed, however future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such.
- ☐ Violation(s) as identified herein is/are **irreparable or irreversible** in nature. A one-time fine of $_____ is imposed against the Respondent(s) in addition to any fine or costs imposed herein, if any such fine amount or cost amount is imposed.
- ☑ Respondent(s) shall be responsible for **costs incurred** by the Town of Lake Hamilton in prosecuting this case totaling $ $60.60. The costs shall be paid in full within 30 **days** of this Order. If unpaid, the costs shall be assessed against the subject property as a lien, and this Order, or a subsequent Order Imposing Fine, may be recorded in the Public Records of Polk County as evidence thereof.
- ☐ Respondent(s) has been found in violation as a repeat offender. A fine of $_____ shall be imposed and a $ _____ per day fine shall continue until property is brought into compliance.
- ☐ Pursuant to F.S. §162.09(3) the Special Magistrate authorizes the Town of Lake Hamilton to begin foreclosure procedures on the above captioned property.
- ☐ Other: _____

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 29th day of Apri ,20 25 at Lake Hamilton, Polk County, Florida.

ATTEST:

_____
Town Clerk

_____
Joe Mawhinney, Town of Lake Hamilton Special Magistrate

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

Violation No.: 20250017
Certified Mail Number:

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

# COURTESY NOTICE

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

# INVOICE

| Bill To.: |
|---|
| Jacqueline Richardson<br>P O Box 582<br>Lake Hamilton, FL 33851-0582 |

| |
|---|
| Date Due: 05/29/2025<br>Case Number: 20250017<br>Invoice Date: 04/24/2025 |

| Item | | Amount |
|---|---|---|
| CERTIFIED POSTAGE | | $8.85 |
| PAPER FEE | | $1.05 |
| 1ST CLASS MAILING (Non-metered) | | $0.73 |
| CERTIFIED POSTAGE | | $8.85 |
| PAPER FEE | | $1.20 |
| Trip Fee | | $60.00 |
| | **Total** | **$80.68** |

| Date | Paid By | Payment Type | Amount |
|---|---|---|---|
| | | **Total Paid** | **$0.00** |
| | | **Amount Due** | **$80.68** |

As of 5/12/24



# Parcel Details: 27-28-16-825500-000350

**Owners** *Recently purchased this property? Click here.*

RICHARDSON JACQUELINE 100%

**Mailing Address** *(Address Change form)*

PO BOX 582
LAKE HAMILTON FL 33851-0582

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

514 CUNNINGHAM ST N

**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 | **ROSELLEE PARK PB 6 PG 5** |
| Property (DOR) Use Code | **SFR up to 2.49 AC (Code: 0100)** |
| Acreage | **0.31** |
| 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

## 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 |
|---|---|---|---|---|---|
| 4365/1928 | 12/1999 | W | I | RICHARDSON JACQUELINE | $62,000 |
| 4251/0474 | 05/1999 | W | V | | $10,500 |

# Town of Lake Hamilton
## Special Magistrate
## Agenda Summary Report

**TO:** Special Magistrate

**THROUGH:** Community Development Department

**FROM:** Lisa Harris, Code Enforcement Specialist

**AGENDA ITEM:** Code Case #20240048
Owner: Faith Based Investments LLC
Violation Address: 1121 Martin St, Lake Hamilton
Parcel ID #272809-822000-080401
Violations: FBC 1.7 Sec. 105.4.1.2 Expired Permit, Sec. 105 Permits Required, Sec. 301.3 General - Vacant Structures and Land, Sec. 304.10 Stairways, Decks, Porches and Balconies, Sec. 304.13 Window, Skylight and Door Frames, Sec. 304.14 Insect Screens, Sec. 304.15 Doors, Sec. 304.2 Protective Treatment
NOTE: This case has been continued a couple of times due to changing out plans, approvals and sickness. Owner is in need of (1) last extension

**DATE:** May 26, 2026

**SUMMARY & RECOMMENDATION:** Staff recommendation is to approve one last extension to complete renovations to structure -- (90) days

**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, will be for the owner if not in compliance with this last extension of time.

**RECOMMENDATION:**

**ATTACHMENT(S):**
20240048 June '25 Ext of Time FOF.pdf
20240048 - Entire file up to June 24, 2025 SM.pdf

**IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA**

**VIOLATION NO: 20240048**

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

**TOWN OF LAKE HAMILTON**, a Florida municipal corporation,
Petitioner

**v.**

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

**ORDER FINDING VIOLATION**

---

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

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

**FINDINGS OF FACT**

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

**Violations:**

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

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

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

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

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

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

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

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

AND WATER TIGHT. ALL METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE COATED TO INHIBIT SUCH RUST AND CORROSION AND ALL SURFACES WITH RUST OR CORROSION. OXIDATION STAINS SHALL BE REMOVED FROM EXTERIOR SURFACES. SURFACE DESIGNED FOR STABILIZATION BY OXIDATION ARE EXEMPT FROM THIS REQUIREMENT.

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

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

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

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

**CONCLUSIONS OF LAW**

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

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

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

STATE OF FLORIDA

COUNTY OF POLK

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

WITNESS my hand and the seal of the Town of Lake Hamilton, Florida, this day 24th of June, 2025.

Town Clerk

## ORDER

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

- ☐ Summary Disposition Respondent(s) admit(s) to the violation(s) and request(s) additional time to comply. Respondent(s) has/have waived any defense to the violation(s). Respondent(s) shall have until _____ to Comply or a $ _____ **per day** fine may be imposed.
- ☐ Respondent(s) shall secure captioned property by _____ or a $_____ **per day** fine shall be imposed.
- ☐ Respondent(s) shall have until _____ for total compliance or a $_____ **per day** fine shall be imposed.
- ☐ The Town of Lake Hamilton is hereby **authorized to ABATE** the violation(s) named herein in accordance with F.S. §162.09(1), Florida Statutes, but shall not be required to do so. If abatement occurs, the Town of Lake Hamilton may assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ Pursuant to §162.08(5), Florida Statutes, the Code Enforcement Division of the Town of Lake Hamilton is hereby **authorized to initiate the DEMOLITION** process and assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- ☐ The evidence did not support the violation cited. The case is hereby dismissed.
- ☐ Violation(s) did exist at the subject property, but have been remedied. No fine in this matter shall be imposed, however future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such.
- ☐ Violation(s) as identified herein is/are **irreparable or irreversible** in nature. A one-time fine of $_____ is imposed against the Respondent(s) in addition to any fine or costs imposed herein, if any such fine amount or cost amount is imposed.
- ☐ Respondent(s) shall be responsible for **costs incurred** by the Town of Lake Hamilton in prosecuting this case totaling $ _____. The costs shall be paid in full within _____ **days** of this Order. If unpaid, the costs shall be assessed against the subject property as a lien, and this Order, or a subsequent Order Imposing Fine, may be recorded in the Public Records of Polk County as evidence thereof.
- ☐ Respondent(s) has been found in violation as a repeat offender. A fine of $_____ shall be imposed and a $ _____ per day fine shall continue until property is brought into compliance.
- ☐ Pursuant to F.S. §162.09(3) the Special Magistrate authorizes the Town of Lake Hamilton to begin foreclosure procedures on the above captioned property.
- ☒ Other: DATE FOR TOTAL COMPLIANCE IS EXTENDED TO SEPTEMBER 23, 2025.

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

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

**DONE AND ORDERED (RENDERED)** this 24th day of June ,20 25 at Lake Hamilton, Polk County, Florida.

ATTEST:

Town Clerk

Joe Mawhinney, Town of Lake Hamilton Special Magistrate

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

Violation No.: 20240048
Certified Mail Number:

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

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

## Property

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

## Contractors

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

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

## Inspections

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

## Fees

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

## Attached Letters

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

## Payments

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

## Uploaded Files

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

**IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA**

**VIOLATION NO: 20240048**

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

**TOWN OF LAKE HAMILTON**, a Florida municipal corporation,
Petitioner

v.

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

**ORDER FINDING VIOLATION**

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**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

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

**FINDINGS OF FACT**

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

**Violations:**

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

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

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

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

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

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

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

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

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

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

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

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

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

**CONCLUSIONS OF LAW**

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

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

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

STATE OF FLORIDA

COUNTY OF POLK

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

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

Town Clerk

## ORDER

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

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

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

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

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

ATTEST:

_____
Town Clerk

_____
Joe Mawhinney, Town of Lake Hamilton Special Magistrate

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

Violation No.: 20240048
Certified Mail Number:

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

# COURTESY NOTICE

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

# INVOICE

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

| |
|---|
| Date Due: 03/25/2025<br>Case Number: 20240048<br>Invoice Date: 02/20/2025 |

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

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

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

Page #_____ Agenda#_____ Case# 20240048

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

The violation address is 1121 Martin St, LH

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

Legal Description: S____ T____ R____ Subdivision_____ Parcel_____

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

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

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

**7/21/08 9:00**

30 ~~15~~ | $100.00 commence work

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

# FRODGE ENGINEERING. P.A.

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


March 12, 2025

ENGINEERING REPORT _ REVISED

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

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

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

TO WHOM IT MAY CONCERN:

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

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

A. Left front porch:

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

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

C. Bathroom in front unit – left side:

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

D. Bedroom in front unit – left side

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

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

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

F. BUMP OUT BEDROOM ON LEFT SIDE:

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

G. INTERMEDIATE PORCH BETWEEN FRONT AND REAR UNITS:

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

H. SECOND UNIT ON LEFT:

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

I – LEFT REAR KITCHEN:

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

I - REAR PORCH FOR BOTH LEFT AND RIGHT UNITS

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

J- GENERAL COMMENTS:

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

K. RIGHT SIDE – FRONT LIVING

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

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

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

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

O. RIGHT REAR PORCH –

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

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

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

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

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

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

FRODGE ENGINEERING, P.A.

Dan C. Frodge, P.E.

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

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

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

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






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

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1121 Martin St, Lake Hamilton
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Town of Lake Hamilton Exhibit 1






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






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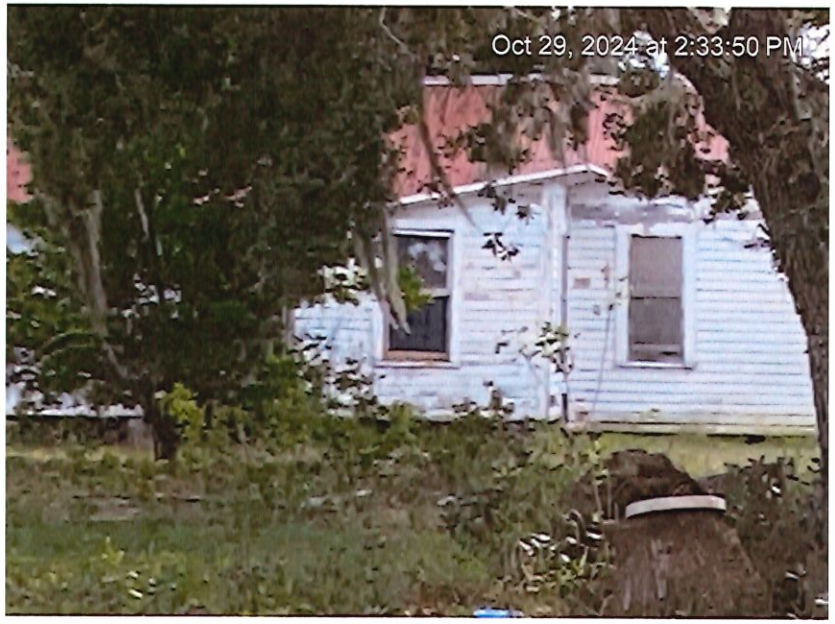




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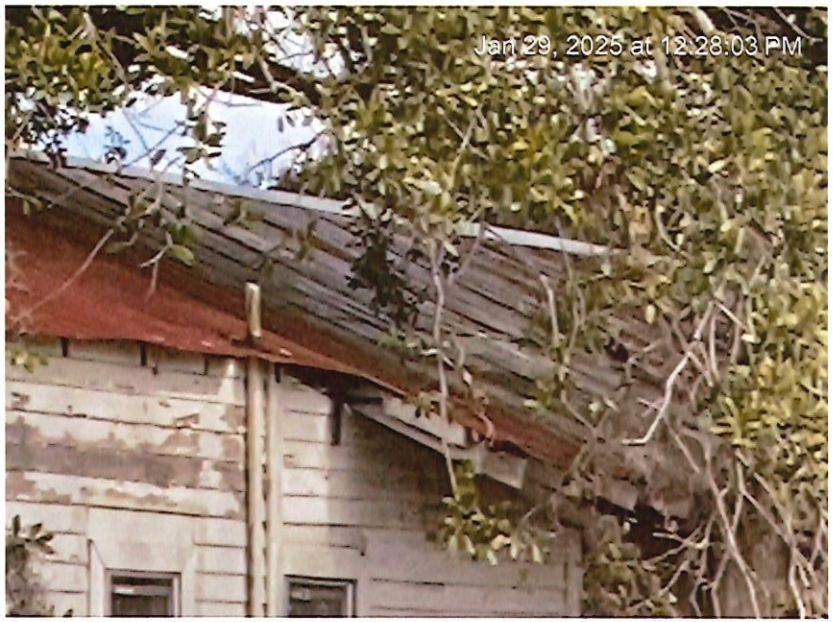




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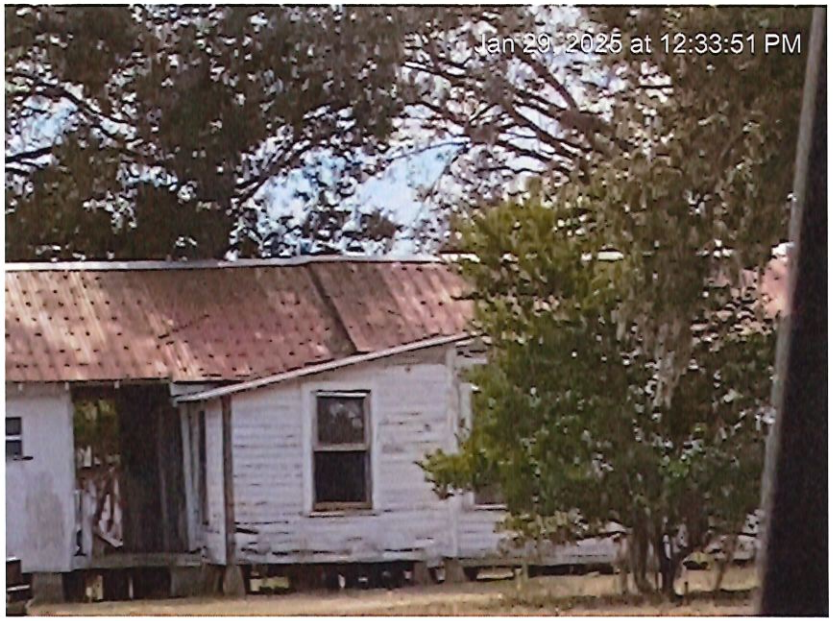




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20240047 and 20240048
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Investigator Lisa Harris
Town of Lake Hamilton Exhibit 1






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

# USPS Tracking®

FAQs >

Tracking Number:

Remove X

**70223330000149747699**

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

## Latest Update

Your item was delivered to an individual at the address at 3:39 pm on January 2, 2025 in MULBERRY, FL 33860.

Get More Out of USPS Tracking:

USPS Tracking Plus®

**Delivered**

**Delivered, Left with Individual**

MULBERRY, FL 33860

January 2, 2025, 3:39 pm

See All Tracking History

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

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Product Information

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Feedback

Enter tracking or barcode numbers

# Need More Help?

Contact USPS Tracking support for further assistance.

**FAQs**

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

## Property

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

## Contractors

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

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

## Fees

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

## Attached Letters

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

## Payments

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

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

## Property

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

## Contractors

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| EHS Construction Services LLC | Sahadeo, Tzeporaw | Office (863) 943-4119 | 403 N Church Ave | Certified Building | General Liability | GLSISTC006718524 |
| EHS Construction Services LLC | Sahadeo, Tzeporaw | Office (863) 943-4119 | 403 N Church Ave | Certified Building | DBPR License (Plumbing) | CFC1429654 |

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

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| | | **Total** | **$110.00** |

## Attached Letters

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

## Notes

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

# TOWN OF LAKE HAMILTON
# VIOLATION NOTICE

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

**NOTICE:**

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

| |
|---|
| **Violation(s):**<br>FBC 1.7 SEC. 105.4.1.2 EXPIRED PERMIT |
| **Violation(s) Description:**<br>IF A NEW PERMIT IS NOT OBTAINED WITHIN 180 DAYS FROM THE DATE THE INITIAL PERMIT BECAME NULL AND VOID, THE BUILDING OFFICIAL IS AUTHORIZED TO REQUIRE THAT ANY WORK WHICH HAS BEEN COMMENCED OR COMPLETED BE REMOVED FROM THE BUILDING SITE. ALTERNATIVELY, A NEW PERMIT MAY BE ISSUED ON APPLICATION, PROVIDING THE WORK IN PLACE AND REQUIRED TO COMPLETE THE STRUCTURE MEETS ALL APPLICABLE REGULATIONS IN EFFECT AT THE TIME THE INITIAL PERMIT BECAME NULL AND VOID AND ANY REGULATIONS WHICH MAY HAVE BECOME EFFECTIVE BETWEEN THE DATE OF EXPIRATION AND THE DATE IF ISSUANCE OF THE NEW PERMIT. |
| **Violation(s):**<br>SEC. 105 PERMITS REQUIRED |
| **Violation(s) Description:**<br>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):**<br>SEC. 301.3 VACANT STRUCTURES AND LAND |
| **Violation(s) Description:**<br>ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY. |
| **Violation(s):**<br>SEC. 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES |

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

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

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

**Violation(s):**
SEC. 304.14 INSECT SCREEN

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

**Violation(s):**
SEC. 304.15 DOORS

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

**Violation(s):**
SEC. 304.2 PROTECTIVE TREATMENT

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

**Violation(s):**
SEC. 304.3 PREMISES IDENTIFICATION

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

**Violation(s):**
SEC. 304.6 EXTERIOR STRUCTURE WALLS

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

WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO DETERIORATION.

**Violation(s):**
SEC. 304.7 ROOFS AND DRAINAGE

**Violation(s) Description:**
THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

**Narrative:**

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

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

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

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

*Respondent(s),*
_____/

## NOTICE OF HEARING

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

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED: 12/26/2024

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

By: Lisa Harris
Lisa Harris, Code Investigator

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

Return Receipt Number: **70223330000149747699**

By: Lisa Harris
Lisa Harris, Code Investigator

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

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

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

*Respondent(s),*
_____/

**STATE OF FLORIDA**
**COUNTY OF POLK**

## AFFIDAVIT OF VIOLATION

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

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

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

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

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

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

## AFFIRMATION UNDER OATH

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

Lisa Harris _____ 12/26/24

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

STATE OF FLORIDA
COUNTY OF POLK

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

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

Yasina Mercado
Notary Public, State of Florida

YASINA MERCADO
Commission # HH 320904
Expires November 25, 2026

Yasina Mercado
Printed/Typed Name

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

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

**Exhibit A**

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

**Violation:**

FBC 1.7 SEC. 105.4.1.2
EXPIRED PERMIT

SEC. 105 PERMITS
REQUIRED

SEC. 301.3 VACANT
STRUCTURES AND
LAND

SEC. 304.10 STAIRWAYS,
DECKS, PORCHES AND
BALCONIES

SEC. 304.13 WINDOW,
SKYLIGHT AND DOOR
FRAMES

SEC. 304.14 INSECT
SCREEN

SEC. 304.15 DOORS

SEC. 304.2 PROTECTIVE
TREATMENT

SEC. 304.3 PREMISES
IDENTIFICATION

SEC. 304.6 EXTERIOR
STRUCTURE WALLS

SEC. 304.7 ROOFS AND
DRAINAGE

Mailed to:

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

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

FBC 1.7 SEC. 105.4.1.2
EXPIRED PERMIT

SEC. 105 PERMITS
REQUIRED

SEC. 301.3 VACANT
STRUCTURES AND
LAND

SEC. 304.10 STAIRWAYS,
DECKS, PORCHES AND
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SEC. 304.13 WINDOW,
SKYLIGHT AND DOOR
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SEC. 304.7 ROOFS AND
DRAINAGE

Narrative:

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# Detail by Entity Name

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

**Filing Information**

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

**Principal Address**

403 N. CHURCH AVE
MULBERRY, FL 33860

**Mailing Address**

PO BOX 92538
LAKELAND, FL 33804

**Registered Agent Name & Address**

NONE
Registered Agent Resigned: 05/13/2024

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

POLEON, GERALD
PO BOX 92538
LAKELAND, FL 33804

**Annual Reports**

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

**Document Images**

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

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Change Browser Language

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

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

## Owners *Recently purchased this property? Click here.*

FAITH BASED INVESTMENTS LLC 100%

## Mailing Address *(Address Change form)*

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

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

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

## Postal City and Zip

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

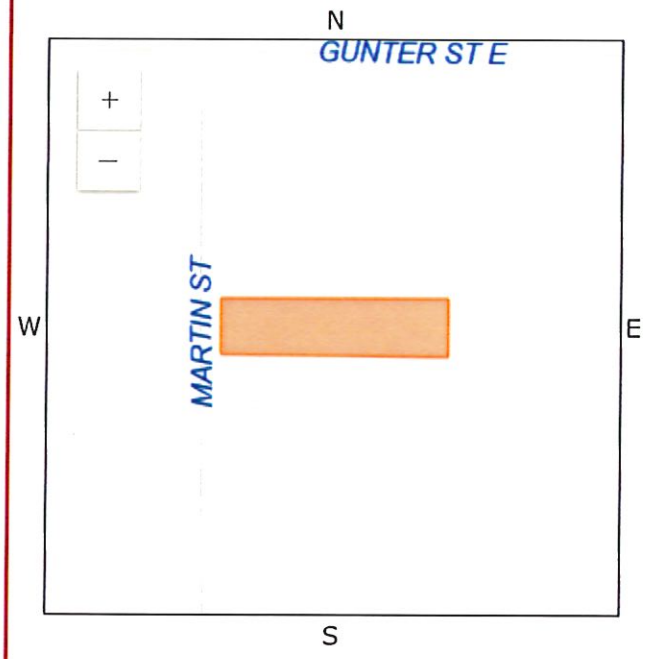
## Parcel Information

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

## Property Desc

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

## Area Map




## Recorded Plat

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

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

## Mapping Worksheets (plats) for 272809

Mapping Worksheet HTML | Mapping Worksheet Printable PDF

Faith Based Investments
403 N. Church Ave
Mulberry FL 33860

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

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

# QUITCLAIM DEED

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

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

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

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

**Tax Parcel Identification Number: 092827-822000-080401**

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

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

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

Signed, sealed and delivered in the presence of:

Cole Coss
Witness Signature

Cole Coss
Witness Print Name

Jana Carrington
Witness Signature

JANA CARRINGTON
Witness Print Name

**5T Wealth Partners, LP, a California limited partnership**

By: _____

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

---

State of Florida

County of Indian River

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

Jana Carrington

(SEAL)

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

Printed Name: JANA CARRINGTON

Notary Public

Joe G. Tedder
Tax Collector for Polk C

Lookup Cart Sign

# Account 272809-822000-080401

Tax Year 2024 Add to Cart Print Bill Watch

## Unpaid Bills All Bills

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

Joe G. Tedder
Tax Collector

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

Lookup Cart

Total Due $5,771.39

Add all

## Parcel Details

Appraiser Info | Parcel Map

Bill Number
1301260

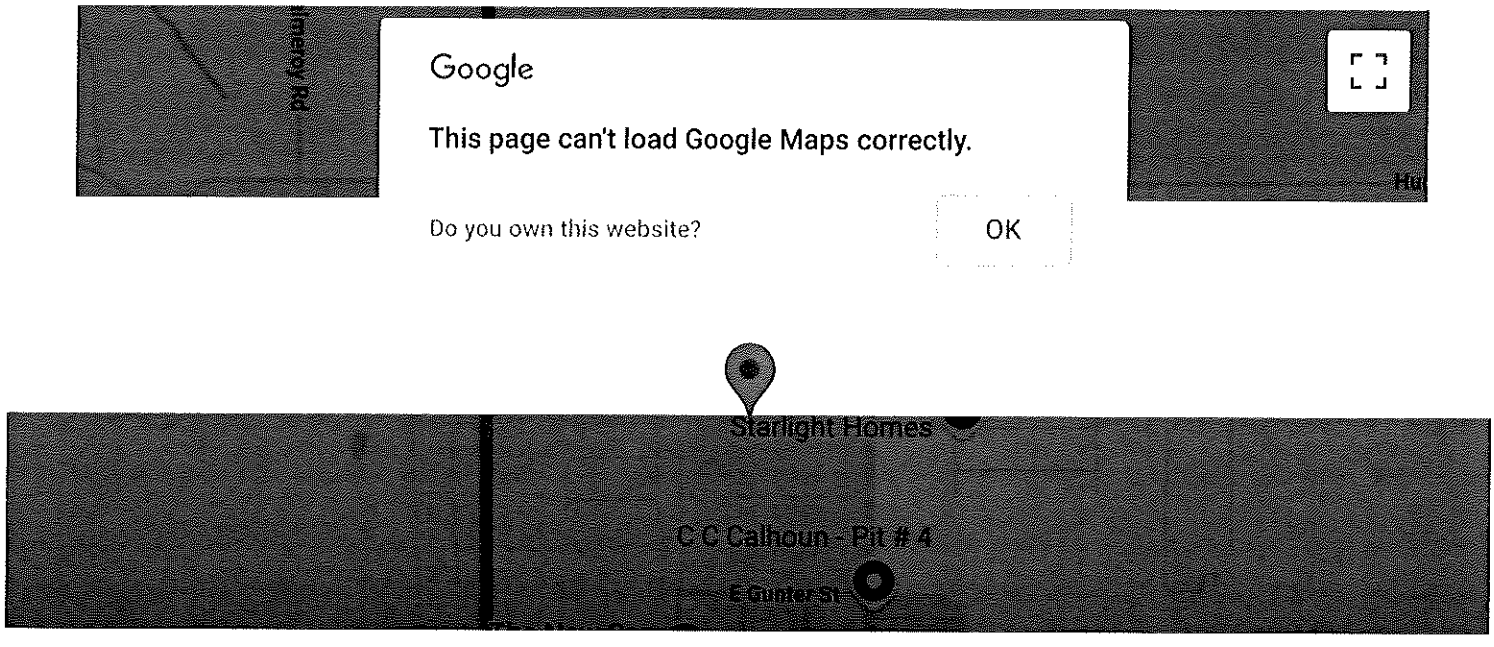
Property Type
Real

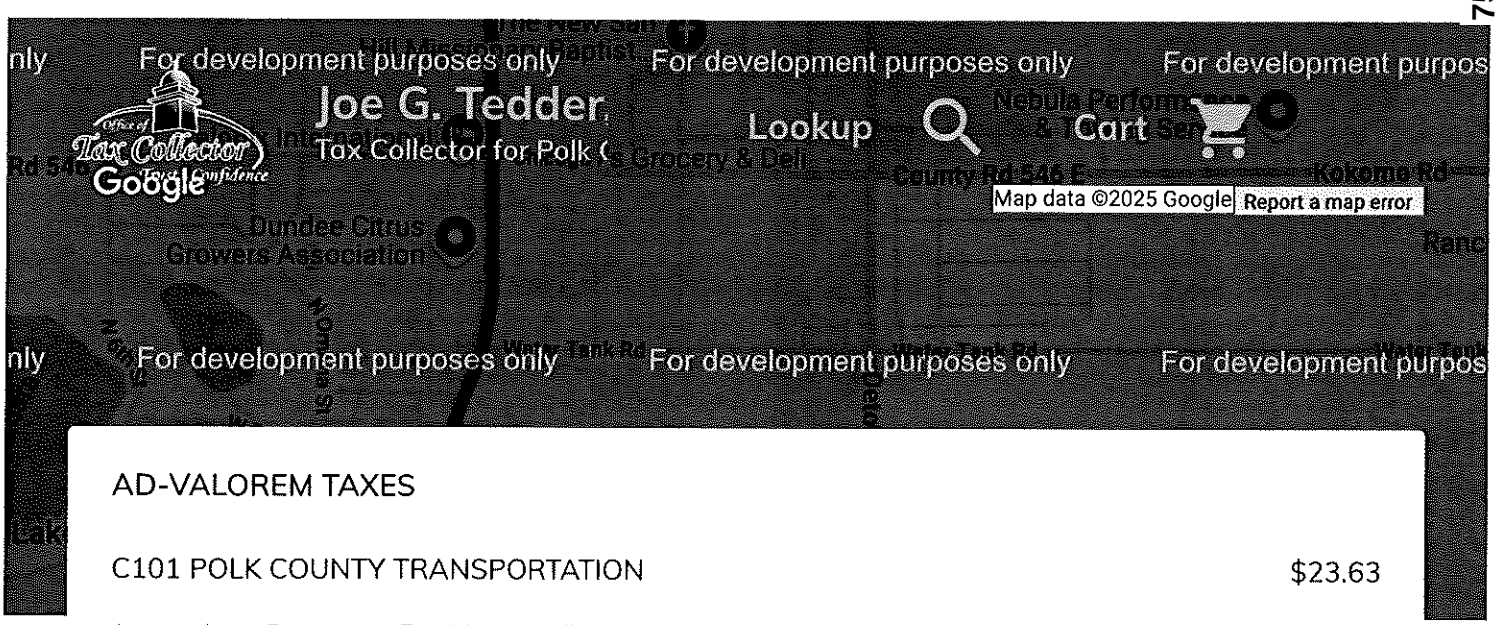
Owner
FAITH BASED INVESTMENTS LLC
403 N CHURCH AVE
MULBERRY, FL

DBA
N/a

Situs
1121 MARTIN ST LAKE HAMILTON, FL 33851

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






## AD-VALOREM TAXES

### C101 POLK COUNTY TRANSPORTATION — $23.63

| Assessed | Exempt | Taxable | Millage |
|---|---|---|---|
| 19688 | 0 | 19688 | 1.20000 |

### C100 POLK COUNTY GENERAL FUND — $98.15

| Assessed | Exempt | Taxable | Millage |
|---|---|---|---|
| 19688 | 0 | 19688 | 4.98480 |

### C102 POLK COUNTY EMERGENCY MEDICAL — $4.92

| Assessed | Exempt | Taxable | Millage |
|---|---|---|---|
| 19688 | 0 | 19688 | 0.25000 |

### C103 POLK COUNTY ENV LANDS MGMT — $0.98

| Assessed | Exempt | Taxable | Millage |
|---|---|---|---|
| 19688 | 0 | 19688 | 0.05000 |

### C104 POLK COUNTY ENV LANDS ACQUISITION — $2.95

| Assessed | Exempt | Taxable | Millage |
|---|---|---|---|
| 19688 | 0 | 19688 | 0.15000 |

### SCHOOL GENERAL FUND — $416.53

| Assessed | Exempt | Taxable | Millage |
|---|---|---|---|
| 109728 | 0 | 109728 | 3.79600 |

### SCHOOL LOCAL CAPITAL IMPROVEMENT — $164.59

| Assessed | Exempt | Taxable | Millage |
|---|---|---|---|
| 109728 | 0 | 109728 | 1.50000 |

TOWN OF LAKE HAMILTON $165.92

| Assessed | Exempt | Taxable | Millage |
|---|---|---|---|
| 19688 | 0 | 19688 | 8.42760 |

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

SOUTHWEST FLA WATER MGMT DIST $3.76

| Assessed | Exempt | Taxable | Millage |
|---|---|---|---|
| 19688 | 0 | 19688 | 0.19090 |

Ad-Valorem Total $881.43

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

Non Ad-Valorem Total $386.00

**Total Certified Combined $1,267.43**

## Bill Projections

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

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

Copyright © 2025 Polk County Tax Collector






Joe G. Tedder
Tax Collector for Polk (

Lookup 

Cart 



NEIL COMBEE
Polk County Property Appraiser

Website Search



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

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

**Owners** *Recently purchased this property? Click here.*

FAITH BASED INVESTMENTS LLC 100%

**Mailing Address** *(Address Change form)*

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

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

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

**Postal City and Zip**

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

**Parcel Information**

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

**Property Desc**

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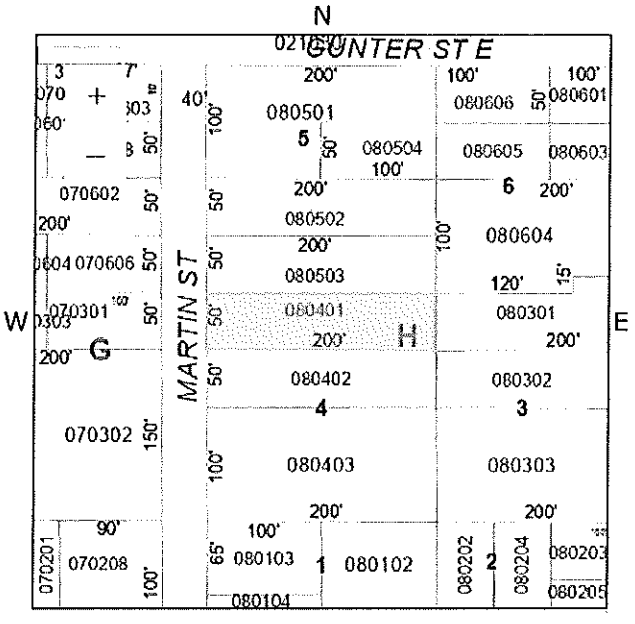
**Area Map**



# Town of Lake Hamilton
## Special Magistrate
## Agenda Summary Report

**TO:** Special Magistrate

**THROUGH:** Community Development Department

**FROM:** Lisa Harris, Code Enforcement Specialist

**AGENDA ITEM:** Code Case #20250137
Owner: 1112 Martin St Land Trust
Violation Address: 1112 Martin St., Lake Hamilton
Parcel ID #272809-822000-070201
Violation: Sec 302.7 Accessory Structure: fencing in need of repairing or replacing

**DATE:** May 26, 2026

**SUMMARY & RECOMMENDATION:** Staff recommends (30) days / $100.00 a day fine to be imposed.
Cost of Enforcement Fees: $113.12

**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 with time frame from Special Magistrate they can face a $100.00 a day fine. They are also responsible for the Cost of Enforcement in the amount of $113.12

**RECOMMENDATION:**

**ATTACHMENT(S):**
20250137 - May 26., 2026 SM packet.pdf

**Code Enforcement**

**Special Magistrate for the Town of Lake Hamilton**

Violation No. 20250137

Property Address: 1112 Martin St

Property Legal: MILLER J T SUB PB 4 PG 87 BLK G LOT 2 N1/2 LESS E 90 FT & N 20 FT OF E 90 FT

Town of Lake Hamilton

Petitioner

v.

Respondent, 1112 Martin St Land Trust

## 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 2nd day of April, 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 9th day of April, 2026 by Lisa Harris

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

Notary Public
State of Florida

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



U.S. Postal Service™ 20250137 Amended May 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
$

Sent To 1112 Martin St Land Trust
Street and Apt. No., or PO Box No. PO Box 241
City, State, ZIP+4® Winter Haven FL 33882 0241

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

LAKE HAMILTON, FL 33851
Postmark Here
MAR 17 2026

7022 3330 0001 4974 8870

CERTIFIED MAIL

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

TAMPA FL 335
17 MAR 2026PM 3 L

7022 3330 0001 4974 8870

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 33851
02 7H
0006169434
$ 000.
MAR 16 2

3/28
4/2
4/13

3/19

1112 Martin St Land Trust
PO Box 241
Winter Haven, FL 33882-0241

129

RETURN RECEIPT REQUESTED

NIXIE 339 CE 1 0203/23/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33851012626 *1901-00515-17-44

ANK
33851>0126

20250137 Amended May '26

# TOWN OF LAKE HAMILTON
# VIOLATION NOTICE

| | | |
|---|---|---|
| **Registered Agents name and address:** | | |
| **Case Number:**<br>20250137 | **Date of Violation:**<br>11/16/2025 | **Property Address:**<br>1112 Martin St<br>Lake Hamilton, FL 33851 |
| **Property Owner(s):**<br>1112 Martin St Land Trust | **Property Owner(s) Address:**<br>P O Box 241<br>Winter Haven, FL 33882-0241 | **Mailing Address:** |
| **Parcel Number:** 272809-822000-070201 | | |
| **Property Description:**<br>MILLER J T SUB PB 4 PG 87 BLK G LOT 2 N1/2 LESS E 90 FT & N 20 FT OF E 90 FT | | |

**NOTICE:**

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

| | |
|---|---|
| **Violation(s):**<br>SEC. 302.7 ACCESSORY STRUCTURE | |
| **Violation(s) Description:**<br>ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGE, FENCES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR. | |
| **Narrative:**<br>This is an amended notice for May 26, 2026 Special Magistrate hearing | |
| **Recommended Corrective Action:**<br>Please repair or replace damaged, rotten, or missing fence | |
| **To Be Corrected By:** 04/13/2026 | **Re-Inspection Date:** April 14, 2026 |
| **Code Enforcement Officer:** Lisa Harris | **Certified Mail #** 70223330000149748870 |

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

**TOWN OF LAKE HAMILTON,** Violation No:20250137
*Petitioner,*
**vs.**
1112 Martin St Land Trust

*Respondent(s),*
_____/

## NOTICE OF HEARING

Pursuant to Section 16-37 of the Code of the Town of Lake Hamilton, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Lake Hamilton Code Enforcement Special Magistrate, on **May 26, 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: 03/13/2026

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, 1112 Martin St Land Trust, P O Box 241 Winter Haven FL 33882-0241.

Return Receipt Number: **70223330000149748870**

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:20250137
*Petitioner,*
**vs.**
1112 Martin St Land Trust

*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 1112 Martin St Land Trust of P O Box 241, Winter Haven, FL 33882-0241, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1112 Martin St, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

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

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

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

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

## AFFIRMATION UNDER OATH

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

Lisa Harris _____ 3/13/2026 _____

*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 3/13/2026
(AFFIX NOTARY STAMP)

_____
Notary Public, State of Florida

Shawna Leigh Schuette
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, 1112 Martin St Land Trust located at P O Box 241 Winter Haven FL 33882-0241 and is described as: MILLER J T SUB PB 4 PG 87 BLK G LOT 2 N1/2 LESS E 90 FT & N 20 FT OF E 90 FT, Sub.: and further described as: 1112 Martin St, Lake Hamilton, FL, 33851.

**Violation:**

SEC. 302.7 ACCESSORY
STRUCTURE

Mailed to:

1112 Martin St Land Trust
P O Box 241 Winter Haven FL 33882-0241

NOTE: THIS IS AN AMENDED
NOTICE FOR MAY 26, 2026 HEARING

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

SEC. 302.7 ACCESSORY
STRUCTURE

Narrative:

Recommended corrective action:
Please repair or replace damaged, rotten, or missing fence

7022 3330 0001 4974 8641

**U.S. Postal Service™** 20250137
**CERTIFIED MAIL® RECEIPT** Amended 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
$

LAKE HAMILTON FL 33851

JAN 22 2026 Postmark Here

USPS

Sent To: 1112 Martin St Land Trust
Street and Apt. No., or PO Box No.: PO Box 241
City, State, ZIP+4®: Winter Haven FL 33882-0241

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

20250137 Amended 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:
1112 Martin St Land Trust
PO Box 241
Winter Haven, FL
33882-0241

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X Gladys Marrero ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Gladys Marrero
C. Date of Delivery 2/9/26

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

Received
FEB 12 2026

9590 9092 6477 54

7022 3330 0001 4974 8641

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

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

**Code Enforcement**

**Special Magistrate for the Town of Lake Hamilton**

Violation No. 20250137

Property Address: 1112 Martin St

Property Legal: MILLER J T SUB PB 4 PG 87 BLK G LOT 2 N1/2 LESS E 90 FT & N 20 FT OF E 90 FT

Town of Lake Hamilton

Petitioner

v.

Respondent, 1112 Martin St Land Trust

## 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 21st 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

# TOWN OF LAKE HAMILTON
# VIOLATION NOTICE

| | | |
|---|---|---|
| **Registered Agents name and address:** | | |
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| **Property Description:**<br>MILLER J T SUB PB 4 PG 87 BLK G LOT 2 N1/2 LESS E 90 FT & N 20 FT OF E 90 FT | | |

**NOTICE:**

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

| | |
|---|---|
| **Violation(s):**<br>SEC. 302.7 ACCESSORY STRUCTURE | |
| **Violation(s) Description:**<br>ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGE, FENCES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR. | |
| **Narrative:**<br>THIS IS AN AMENDED VIOLATION NOTICE (CORRECT BY DATE) | |
| **Recommended Corrective Action:**<br>Please repair or replace damaged, rotten, or missing fence | |
| **To Be Corrected By:** 02/09/2026 | **Re-Inspection Date:** 02/10/2026 |
| **Code Enforcement Officer:** Lisa Harris | **Certified Mail #** 70223330000149748641 |

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

**TOWN OF LAKE HAMILTON,** Violation No:20250137
*Petitioner,*
**vs.**
1112 Martin St Land Trust

*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: 01/21/2026

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, 1112 Martin St Land Trust, P O Box 241 Winter Haven FL 33882-0241.

Return Receipt Number: **70223330000149748641**

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:20250137
*Petitioner,*
**vs.**
1112 Martin St Land Trust

*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 1112 Martin St Land Trust of P O Box 241, Winter Haven, FL 33882-0241, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1112 Martin St, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

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

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

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

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

## AFFIRMATION UNDER OATH

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

Lisa Harris _____ 1/21/26 _____

*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 01/21/2026.
(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, 1112 Martin St Land Trust located at P O Box 241 Winter Haven FL 33882-0241 and is described as: MILLER J T SUB PB 4 PG 87 BLK G LOT 2 N1/2 LESS E 90 FT & N 20 FT OF E 90 FT, Sub.: and further described as: 1112 Martin St, Lake Hamilton, FL, 33851.

**Violation:**

SEC. 302.7 ACCESSORY
STRUCTURE

Mailed to:

1112 Martin St Land Trust
P O Box 241 Winter Haven FL 33882-0241

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

SEC. 302.7 ACCESSORY
STRUCTURE

Narrative:

Recommended corrective action:
Please repair or replace damaged, rotten, or missing fence

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

U.S. Postal Service™ 20250137
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 29 2025 Postmark Here

Sent To 1112 Martin St Land Trust
Street and Apt. No., or PO Box No. PO Box 241
City, State, ZIP+4® Winter Haven FL 33882-0241

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

7022 3330 0001 4974 8580

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

TAMPA FL 335
30 DEC 2025 PM 6 L

7022 3330 0001 4974 8580

FIRST-CLASS

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

2/3
1st NOTICE 2/8
2nd NOTICE
RETURNED 2/18

A P

★ Received ★
FEB 04 2026

RETURN RECEIPT REQUESTED

1112 Martin St Land Trust
PO Box 241
Winter Haven, FL 33882-0241

12e

NIXIE 339 DE 1 0002/01/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33851012626 *2601-00138-30-30

9326010690100102

UNC

20250137 Feb'26

# TOWN OF LAKE HAMILTON
# VIOLATION NOTICE

| | | |
|---|---|---|
| **Registered Agents name and address:** | | |
| **Case Number:**<br>20250137 | **Date of Violation:**<br>11/16/2025 | **Property Address:**<br>1112 Martin St<br>Lake Hamilton, FL 33851 |
| **Property Owner(s):**<br>1112 Martin St Land Trust | **Property Owner(s) Address:**<br>P O Box 241<br>Winter Haven, FL 33882-0241 | **Mailing Address:** |
| **Parcel Number:** 272809-822000-070201 | | |
| **Property Description:**<br>MILLER J T SUB PB 4 PG 87 BLK G LOT 2 N1/2 LESS E 90 FT & N 20 FT OF E 90 FT | | |

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| | |
|---|---|
| **Violation(s):**<br>SEC. 302.7 ACCESSORY STRUCTURE | |
| **Violation(s) Description:**<br>ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGE, FENCES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR. | |
| **Narrative:** | |
| **Recommended Corrective Action:**<br>Please repair or replace damaged, rotten, or missing fence | |
| **To Be Corrected By:** 01/13/2026 | **Re-Inspection Date:** 01/15/2026 |
| **Code Enforcement Officer:** Lisa Harris | **Certified Mail #** 70223330000149748580 |

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

**TOWN OF LAKE HAMILTON,** Violation No:20250137
*Petitioner,*
**vs.**
1112 Martin St Land Trust

*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: 12/29/2025

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, 1112 Martin St Land Trust, P O Box 241 Winter Haven FL 33882-0241.

Return Receipt Number: **70223330000149748580**

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:20250137
*Petitioner,*
**vs.**
1112 Martin St Land Trust

*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 1112 Martin St Land Trust of P O Box 241, Winter Haven, FL 33882-0241, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1112 Martin St, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

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

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

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

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

## AFFIRMATION UNDER OATH

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

Lisa Harris _____ 12/29/25

*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 29th 2025.

(AFFIX NOTARY STAMP)

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

Jeannea Colon
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, 1112 Martin St Land Trust located at P O Box 241 Winter Haven FL 33882-0241 and is described as: MILLER J T SUB PB 4 PG 87 BLK G LOT 2 N1/2 LESS E 90 FT & N 20 FT OF E 90 FT, Sub.: and further described as: 1112 Martin St, Lake Hamilton, FL, 33851.

**Violation:**

SEC. 302.7 ACCESSORY
STRUCTURE

Mailed to:

1112 Martin St Land Trust
P O Box 241 Winter Haven FL 33882-0241

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

SEC. 302.7 ACCESSORY
STRUCTURE

Narrative:

Recommended corrective action:
Please repair or replace damaged, rotten, or missing 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:** 11/25/2025

**Case Number:** 20250137

**Owner(s):** 1112 Martin St Land Trust

**Violation Address:** 1112 Martin St, Lake Hamilton, FL 33851

**Property ID:** 272809-822000-070201

**Violation(s):**

1. **SEC. 302.7 ACCESSORY STRUCTURE**
   ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGE, FENCES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR.

**Recommended corrective action:**

Please repair or replace damaged, rotten, or missing 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 30 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 12/25/25.

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 # 2025146508
BK 13596 Pgs 0517-0518 PG(s)2
06/24/2025 02:30:25 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 0.70

This instrument prepared by
and when recorded return to:
Gregory A. Sanoba, Esq.
The Sanoba Law Firm
422 South Florida Avenue
Lakeland, FL 33801

# QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 11 day of June, 2025, by Oxana Maceac, an unmarried woman, whose address is 2227 Orchid Dr., Davenport, FL 33837, party of the first part, to 1112 Martin St Land Trust as Trustee and not personally under the provisions of a trust agreement dated the 20th day of January 2021 known as Trust Number 1112 Martin St Land Trust, whose address is P.O. Box 241, Winter Haven, FL 33882-0241, party of the second part:

WITNESSETH, That the said first party, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release, and quitclaim unto the said second party forever all the right, title, interest, claim, and demand which the said first party has in and to the following-described lot, piece, or parcel of land situate, lying, and being in the County of Polk, State of Florida, to-wit:

**The North 20 feet of the East 90.0 feet of the North ½ of Lot 2, Block G, J.T. Miller's Subdivision, according to the plat thereof, as recorded in Plat Book 4, Page 87 of the Public Records of Polk County, Florida.**

**A portion of Parcel/Tax ID #: 27-28-09-822000-070208**

The subject property is not the homestead property of any of the grantors herein.

THE NAMES OF THE GRANTOR AND GRANTEE AND THE DESCRIPTION OF THE PROPERTY WERE FURNISHED BY THE GRANTOR/GRANTEE, AND NO OPINION WAS RENDERED WITH REFERENCE TO THE CONDITION OF THE TITLE OR ANY OTHER MATTERS CONTAINED HEREIN.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law of equity, to the only proper use, benefit, and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Insert Witness Name: Wendi Gutierrez
Insert Witness Address: 1041 Suffolk
Cir, Haines City, FL 33844

Oxana Maceac

Insert Witness Name: Alexandra Rey
305 W Lake Summit Dr.
Winter Haven, FL 33884

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of (X) physical presence or (__) online notarization, this 11 day of June, 2025, by Oxana Maceac, who is/are personally known to me or who produced FNL as identification and who did not take an oath.

Notary

JORGE L. NAZARIO
MY COMMISSION # HH 273788
EXPIRES: September 20, 2026

# Tax Bill Detail

## Property Tax Account: 272809-822000-070201

1112 MARTIN ST LAND TRUST

**Year:** 2025
**Tax District:** 90450

**Bill Number:** 1310154
**Property Type:** Real Estate

**Owner:** 1112 MARTIN ST LAND TRUST

**MAILING ADDRESS:**
1112 MARTIN ST LAND TRUST
PO BOX 241
WINTER HAVEN FL 33882-0241

**PROPERTY ADDRESS:**
1112 MARTIN
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 | $457.63 | $457.63 | $0.00 |
| C101 POLK COUNTY TRANSPORTATION | 1.2000 | $110.17 | $110.17 | $0.00 |
| C102 POLK COUNTY EMERGENCY MEDICAL | 0.2500 | $22.95 | $22.95 | $0.00 |
| C103 POLK COUNTY ENV LANDS MGMT | 0.0500 | $4.59 | $4.59 | $0.00 |
| POLK COUNTY ENV LANDS ACQUISITION | 0.1500 | $13.77 | $13.77 | $0.00 |
| SCHOOL LOCAL CAPITAL IMPROVEMENT | 1.5000 | $572.83 | $572.83 | $0.00 |

| | | | | |
|---|---|---|---|---|
| SCHOOL GENERAL FUND | 3.7900 | $1,447.35 | $1,447.35 | $0.00 |
| TOWN OF LAKE HAMILTON | 7.9900 | $733.52 | $733.52 | $0.00 |
| SOUTHWEST FLA WATER MGMT DIST | 0.1831 | $16.81 | $16.81 | $0.00 |
| TOTAL | 20.0979 | $3,379.62 | $3,379.62 | $0.00 |

## Non-Ad Valorem

| Authority/Fund | Charged | Paid | Due |
|---|---|---|---|
| POLK COUNTY FIRE SERVICES | $777.60 | $777.60 | $0.00 |
| TOTAL | $777.60 | $777.60 | $0.00 |

| Year | Due |
|---|---|
| **2025** | **$0.00** |
| 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

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

Polk County
Property Appraiser
Print Date: 04/09/2026

**2025**

**Owner/Mailing Address:**
1112 MARTIN ST LAND TRUST
PO BOX 241
WINTER HAVEN FL 33882-0241

**Site Address:**
1112 MARTIN ST LAKE HAMILTON 33851

**27-28-09-822000-070201**

MILLER J T SUB PB 4 PG 87 BLK G LOT 2 N1/2 LESS E 90 FT & N 20 FT OF E 90 FT

**Building Characteristics**

| Category | Type |
|---|---|
| Exterior Wall | NONE |
| HEAT CODE | NA |

| Category | Units | Adjustment |
|---|---|---|
| LIVING UNITS | 3 | 0 |
| Room: Bedroom | 2 | 0 |
| Room: Full Bath | 1 | 0 |
| Stories | 1 | 0 |
| WALL HEIGHT | 8 | 0 |

| Base Rate Adj. | Adjustment |
|---|---|
| Area Multiplier | 0.99160 |
| Commercial NH Adjustment | 1.00000 |
| Stories Adjustment | 1.00000 |
| Story Height Adj | 0.97000 |

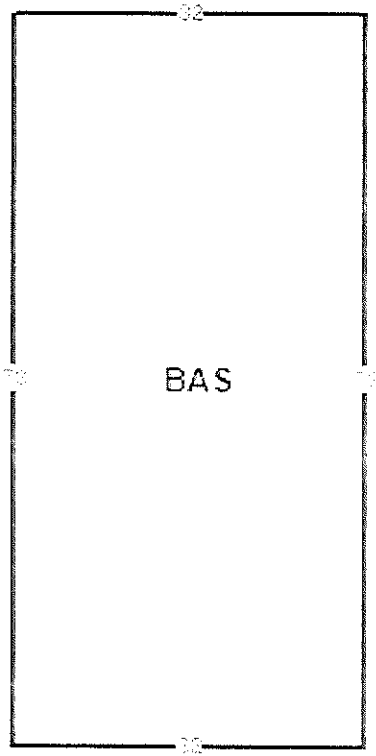
| Depreciation Adj | Adjustment |
|---|---|
| DECLINING NBHD | 0.8000 |

| Type | Style | Class | Quality | Perimeter |
|---|---|---|---|---|
| 1214 | 352 | C | FR | 210 |

| AYB | EYB | RCNLD | Norm Dpr | %Good |
|---|---|---|---|---|
| 1986 | 1987 | 58,453 | 53.00% | 37.60% |

**RCNLD - Replacement Cost New Less Depreciation**

0853 Duplexes, Tri's, Quad's Along Hwy 27, East part of the County from Davenport to Frostproof 9 units o




Card 1 of 1
Building No: 1 - MULTIPLE RESIDENCE

**** Sales Data**

| Date | Q | VI | OR Bk/PG | Price | Grantor | Grantee |
|---|---|---|---|---|---|---|
| 06/11/2025 | 11 | I | 13596 / 00517 | 100 | MACEAC OXANA | 1112 MARTIN ST LAND TRUST |
| 07/08/2021 | 11 | I | 11795 / 00189 | 100 | PRIETO JASON | 1112 MARTIN ST LAND TRUST |
| 01/21/2021 | 98 | I | 11550 / 01883 | 0 | PRIETO JASON | 1112 MARTIN ST LAND TRUST |
| 10/13/2020 | 11 | I | 11415 / 00966 | 0 | PLG ACQUISITIONS LLC | PRIETO JASON |

* 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=272809822000070201

| | |
|---|---|
| **Total Acreage:** | **0.29** |
| **Millage Code:** | **90450** |
| **Neighborhood Code:** | **853010.08** |
| **Neighborhood Adj:** | **1.00** |

**Value Summary 2025**

**Market Valuation Method: Gross Rent Multiplier**

**Market Valuation:**

| | |
|---|---|
| Market Land Value: | 12,500 |
| Classified Land Value: | 0 |
| * Assd Land Value: | 12,500 |
| * Tot Bldg Value: | 58,453 |
| * Tot XF Value: | 0 |
| Tot Jst Value: | 397,800 |
| Market Value: | 397,800 |
| 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: | 2022 |
| Usage % Cap: | 100.00% |
| Prior Market: | 219,456 |
| Prior Base: | 86,936 |
| Initial Base: | 86,936 |
| Current Base: | 86,936 |
| Maximum Cap: | 95,630 |
| Market Value: | 397,800 |

**Assessment Values:**

| | |
|---|---|
| Ag Land: | 0 |
| Homestead | 0 |
| Non-Homestead | 95,630 |
| Cap Diff: | 302,170 |
| Portability | 0 |
| Total Value | 95,630 |
| Exemption Value | 0 |
| Taxable Value: | 95,630 |
| School Taxable Val | 397,800 |

Polk County
Property Appraiser
Print Date: 04/09/2026

**2025**

**Owner/Mailing Address:**
1112 MARTIN ST LAND TRUST
PO BOX 241
WINTER HAVEN FL 33882-0241

**Site Address:**
1112 MARTIN ST LAKE HAMILTON 33851

**27-28-09-822000-070201**

MILLER I T SUB PB 4 PG 87 BLK G LOT 2 N1/2 LESS E 90 FT & N 20 FT OF E 90 FT

## No Extra Features

## Land Lines

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

| # | Land Type | Use Code | Description | Front Feet | Depth | Units | Unit Type | Depth Table | Depth Factor | Unit Price | Adjusted Unit Price | % Condition | Adjusted Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | C | 0152 | Land Code | 0.00 | 0.00 | 1.00 | U | 0 | 1.00 | 12,500.00 | 12,500.00 | 100.00% | 12,500 |

## 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 | 2,336 | X | 66.91 | 156,302 | | | | | | | | | | | | | | | |

Gross Area: **2,336**
Living Area: **2,336**

# Parcel Details: 27-28-09-822000-070201

**Owners** *Recently purchased this property? Click here.*

1112 MARTIN ST LAND TRUST 100%

**Mailing Address** *(Address Change form)*

PO BOX 241
WINTER HAVEN FL 33882-0241

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

1112 MARTIN ST

**Postal City and Zip**

LAKE HAMILTON FL 33851

**Parcel Information**

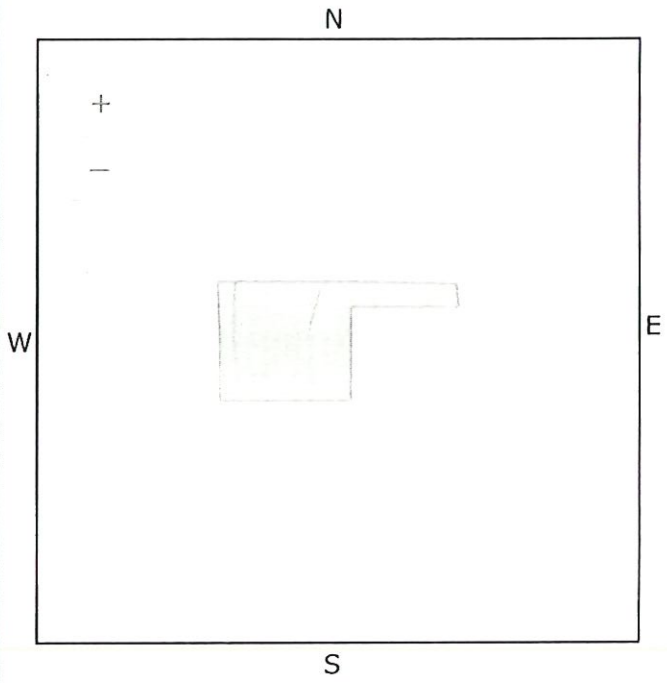
| | |
|---|---|
| Municipality | **LAKE HAMILTON (Code: 90450)** |
| Neighborhood | **853010.08** Search Recent Sales in this Neighborhood |
| Subdivision | **MILLER J T SUB PB 4 PG 87** |
| Property (DOR) Use Code | **Duplexes, Tri's, Quad's Along Hwy 27, East part of the County from Davenport to Frostproof 9 units o (Code: 0853)** |
| Acreage | **0.29** |
| Community Redevelopment Area | **NOT IN CRA** |

11/6/25
change IPMC
maint of fence (1) - (2) ??
20250137

**Property Desc**

**DISCLAIMER:** The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

**Area Map**




**Recorded Plat**

Recorded Plat for this parcel

**Section Maps for 272809**

HTML (opens in new tab)
Printable PDF

## Sales History

**Important Notice:** If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

| OR Book/Page | Date | Type Inst | Vacant/ Improved | Grantee | Sales Price |
|---|---|---|---|---|---|
| 13596/00517 | 06/2025 | Q | I | 1112 MARTIN ST LAND TRUST | $100 |
| 11795/00189 | 07/2021 | W | I | 1112 MARTIN ST LAND TRUST | $100 |

# Town of Lake Hamilton
## Special Magistrate
## Agenda Summary Report

**TO:** Special Magistrate

**THROUGH:** Community Development Department

**FROM:** Lisa Harris, Code Enforcement Specialist

**AGENDA ITEM:** Code Case #20260006
Owner: Marvis Darrell Jackson
Violation Address: 750 Pearl St, Haines City (LH)
Parcel ID #272809-822000-050203
Violation: LDC Sec. 16-176.1A & B.1 - Accessory Use & Structures w/o Primary -- storage of items on vacant land without a primary use

**DATE:** May 26, 2026

**SUMMARY & RECOMMENDATION:** Staff recommends (15) days to remove all items from vacant land or a $100.00 a day fine to be imposed. The Cost of Enforcement fees for this case are in the amount of $58.81

**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 on Special Magistrate order there will be a $100.00 a day fine. The respondent is also responsible for the Cost of Enforcement fees of $58.81

**RECOMMENDATION:**

**ATTACHMENT(S):**
20260006 - May 26, 2026 SM Packet.pdf

7022 3330 0001 4974 8887

**U.S. Postal Service™** 20260006 May 26
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

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

OFFICIAL USE

LAKE HAMILTON, FL 33851
MAR 17 2026
Postmark Here

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: Marvis Darrell Jackson

Street and Apt. No., or PO Box No.: 25 S. 22nd St. Apt. 63

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

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

---

20260006 May'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:

Marvis Darrell Jackson
25 S. 22nd St, Apt 63
Haines City, FL 33844-5422

9590 9402 5039 9092 6488 74

2. Article Number (Transfer from service label)
7022 3330 0001 4974 8887

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

Domestic Return Receipt

# TOWN OF LAKE HAMILTON
# VIOLATION NOTICE

| | | |
|---|---|---|
| **Registered Agents name and address:** | | |
| **Case Number:**<br>20260006 | **Date of Violation:**<br>01/22/2026 | **Property Address:**<br>750 Pearl St<br>Haines City, FL 33844 |
| **Property Owner(s):**<br>Marvis Darrell Jackson | **Property Owner(s) Address:**<br>25 S 22nd St, Apt 63<br>Haines City, FL 33844-5422 | **Mailing Address:** |
| **Parcel Number:** 272809-822000-050203 | | |
| **Property Description:**<br>***DEED APPEARS IN ERROR*** MILLER J T SUB PB 4 PG 87 BLK E LOT 2 W1/2 OF W1/2 OF S1/2 | | |

**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):**<br>SEC. 16-176.1 A & B.1 ACCESSORY USES & STRUCTURES W/O PRIMARY | |
| **Violation(s) Description:**<br>Sec. 16-176. - General requirements for accessory uses and structures.<br>(a)Intent, interpretation, definition. It is the intent of this section to regard certain uses and structures as being accessory to the principal use of the premises so that they may be carried on under the umbrella of the principal use. A use or structure will be considered "accessory" when it is being used in conjunction with the principal use and is incidental and integrally related to the principal use. All accessory structures are listed in table 16-176.1. Accessory structures not listed in table 16-176.1 shall be submitted to the director for consideration and interpretation. An interpretation made by the director may be appealed through the process provided for in article II.<br><br>(b) Relationship to principal use.(1) No accessory use or structure shall be allowed on any lot, except in the AG, agricultural district, unless it is accessory to an existing principal use or structure on the lot on which it is to be located. | |
| **Narrative:**<br>NOTE: Only a partial of fence was repaired. Balance of fence surrounding property must be repaired as well | |
| **Recommended Corrective Action:**<br>Please remove all storage of items from property | |
| **To Be Corrected By:** 04/14/26 | **Re-Inspection Date:** 04/15/26 |
| **Code Enforcement Officer:** Lisa Harris | **Certified Mail #** 70223330000149748887 |

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

**TOWN OF LAKE HAMILTON,** Violation No:20260006
*Petitioner,*
**vs.**
Marvis Darrell Jackson

*Respondent(s),*
_____/

## NOTICE OF HEARING

Pursuant to Section 16-37 of the Code of the Town of Lake Hamilton, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Lake Hamilton Code Enforcement Special Magistrate, on **May 26, 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: 03/13/2026

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, Marvis Darrell Jackson, 25 S 22nd St, Apt 63 Haines City FL 33844-5422.

Return Receipt Number: **70223330000149748887**

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:20260006
*Petitioner,*
**vs.**
Marvis Darrell Jackson

*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 Marvis Darrell Jackson of 25 S 22nd St, Apt 63, Haines City, FL 33844-5422, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 750 Pearl St, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

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

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

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

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

## AFFIRMATION UNDER OATH

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

Lisa Harris _____ 3/13/26 _____

*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 3/13/2026
(AFFIX NOTARY STAMP)

_____
Notary Public, State of Florida

Shawna Leigh Schuette
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, Marvis Darrell Jackson located at 25 S 22nd St, Apt 63 Haines City FL 33844-5422 and is described as: ***DEED APPEARS IN ERROR*** MILLER J T SUB PB 4 PG 87 BLK E LOT 2 W1/2 OF W1/2 OF S1/2, Sub.: and further described as: 750 Pearl St, Haines City, FL, 33844.

**Violation:**

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

Mailed to:

Marvis Darrell Jackson
25 S 22nd St, Apt 63 Haines City FL 33844-5422

# Code Enforcement Special Magistrate
# Town of Lake Hamilton

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

Narrative:

Recommended corrective action:
Please remove all storage of items from property

**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:** 01/22/2026

**Case Number:** 20260006

**Owner(s):** Marvis Darrell Jackson, 9 Tangerine Dr, Haines City FL 33844

**Violation Address:** 750 Pearl St, Haines City, FL 33844

**Property ID:** 272809-822000-050203

**Violation(s):**

1. **SEC. 16-176.1 A & B.1 ACCESSORY USES & STRUCTURES W/O PRIMARY**
   Sec. 16-176. - General requirements for accessory uses and structures.
   (a)Intent, interpretation, definition. It is the intent of this section to regard certain uses and structures as being accessory to the principal use of the premises so that they may be carried on under the umbrella of the principal use. A use or structure will be considered "accessory" when it is being used in conjunction with the principal use and is incidental and integrally related to the principal use. All accessory structures are listed in table 16-176.1. Accessory structures not listed in table 16-176.1 shall be submitted to the director for consideration and interpretation. An interpretation made by the director may be appealed through the process provided for in article II.

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

**Recommended corrective action:**

Please remove all storage of items from property

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 02/10/2026.

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

# 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:** 01/22/2026

**Case Number:** 20260006

**Owner(s):** Marvis Darrell Jackson, 906 W 7th St, Lakeland FL 33805

**Violation Address:** 750 Pearl St, Haines City, FL 33844

**Property ID:** 272809-822000-050203

**Violation(s):**

1. **SEC. 16-176.1 A & B.1 ACCESSORY USES & STRUCTURES W/O PRIMARY**
   Sec. 16-176. - General requirements for accessory uses and structures.
   (a)Intent, interpretation, definition. It is the intent of this section to regard certain uses and structures as being accessory to the principal use of the premises so that they may be carried on under the umbrella of the principal use. A use or structure will be considered "accessory" when it is being used in conjunction with the principal use and is incidental and integrally related to the principal use. All accessory structures are listed in table 16-176.1. Accessory structures not listed in table 16-176.1 shall be submitted to the director for consideration and interpretation. An interpretation made by the director may be appealed through the process provided for in article II.

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Lisa Harris

Lisa Harris
Code Enforcement Unit
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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

# 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:** 01/22/2026

**Case Number:** 20260006

**Owner(s):** Marvis Darrell Jackson, 25 S 22nd St, Apt 63, Haines CIty, FL 33844-5422

**Violation Address:** 750 Pearl St, Haines City, FL 33844

**Property ID:** 272809-822000-050203

**Violation(s):**

1. **SEC. 16-176.1 A & B.1 ACCESSORY USES & STRUCTURES W/O PRIMARY**
   Sec. 16-176. - General requirements for accessory uses and structures.
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**Recommended corrective action:**

Please remove all storage of items from property

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.

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Cordially,

Lisa Harris

Lisa Harris
Code Enforcement Unit
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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 # 2006153887
BK 06835 PGS 0376-0377 PG(s)2
RECORDED 06/21/2006 03:44:39 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 49.00
RECORDING FEES 18.50
RECORDED BY A Fowler

[Document Prepared By: Marvis D. Jackson
908 W. 7th Street
Lakeland, FL 33805]

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

# Quitclaim Deed

Date of this Document: June 21, 2006

Reference Number of Any Related Documents: _____

Grantor:

Name: John David Jackson, Sr.
Street Address: # 9 Tangerine Drive
City/State/Zip: Haines City, Florida 33844

Grantee:

Name: Marvis Darrell Jackson
Street Address: # 9 Tangerine Drive
City/State/Zip: Haines City, Florida 33844

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): 418 - Miller JT SUB PB 4 Pg 87 BLK Lot 2 w 1/2 of w 1/2 of 3 1/2

Assessor's Property Tax Parcel/Account Number(s): 092827-822000-050203

**THIS QUITCLAIM DEED**, executed this 21st day of June, 20 06, by first party, Grantor, John David Jackson, Sr., whose mailing address is # 9 Tangerine Drive Haines City, FL 33844, to second party, Grantee, Marvis Darrell Jackson, whose mailing address is # 9 Tangerine Drive Haines City, FL 33844.

**WITNESSETH** that the said first party, for good consideration and for the sum of -0-/"gift" Dollars ($" Gift ") paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,


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LF298-1 • Rev. 05/05

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Polk, State of Florida to wit: 418 - Miller JT SUB PB 4 PG 87 BLK E Lot 2 w 1/2 of W 1/2 of 3 1/2

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness

Print Name of Witness: Mekos Herrington

Signature of Witness

Print Name of Witness: Marvis Darrell Jackson

Signature of Grantor: JOHN O JACKSON

Print Name of Grantor: John D. Jackson, Sr.

State of Florida )
County of Polk )

On June 21, 2006, before me, Deliria M. Holmes, appeared John David Jackson, Sr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

DELIRIA A. HOLMES
MY COMMISSION # DD 385112
EXPIRES: January 23, 2009
Bonded Thru Notary Public Underwriters

Affiant ____Known____Produced ID
Type of ID _____
(Seal)


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Polk County
Property Appraiser
Print Date: 05/07/2026

**2025**

**Owner/Mailing Address:**
JACKSON MARVIS DARRELL
25 S 22ND ST APT 63
HAINES CITY FL 33844-5422

**Site Address:**
750 PEARL ST HAINES CITY 33844

**27-28-09-822000-050203**

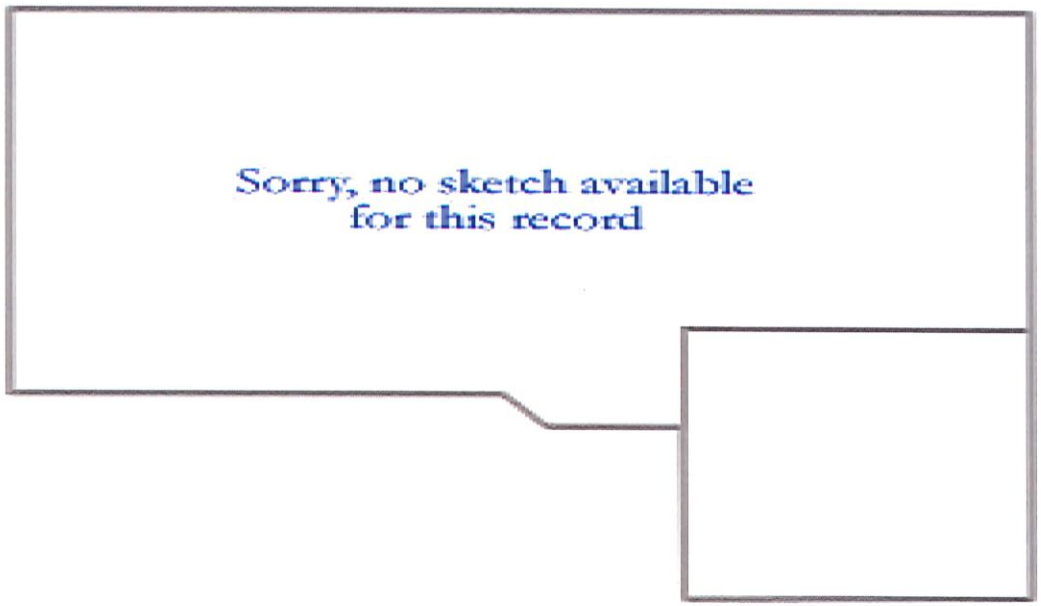
***DEED APPEARS IN ERROR***
MILLER J T SUB PB 4
PG 87 BLK E LOT 2 W1/2 OF W1/2 OF S1/2

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

| AYB | EYB | RCNLD | Norm Dpr | %Good |
|---|---|---|---|---|

RCNLD - Replacement Cost New Less Depreciation

0001 Vac.Res




Card 1 of 1
Building No: -

**Sales Data**

| Date | Q | VI | OR Bk/PG | Price | Grantor | Grantee |
|---|---|---|---|---|---|---|
| 06/21/2006 | 03 | I | 6835 / 0376 | 0 | JACKSON JOHN DAVID SR | JACKSON MARVIS DARRELL |
| 01/01/1962 | 01 | E | / | 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=272809822000050203

| | |
|---|---|
| **Total Acreage:** | **0.11** |
| **Millage Code:** | **90450** |
| **Neighborhood Code:** | **140390.00** |
| **Neighborhood Adj:** | |

**Value Summary 2025**

**Market Valuation Method: Marshall & Swift**

**Market Valuation:**

| | |
|---|---|
| Market Land Value: | 21,000 |
| Classified Land Value: | 0 |
| * Assd Land Value: | 21,000 |
| * Tot Bldg Value: | 0 |
| * Tot XF Value: | 0 |
| Tot Jst Value: | 21,000 |
| Market Value: | 21,000 |
| 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: | 2008 |
| Usage % Cap: | 100.00% |
| Prior Market: | 17,500 |
| Prior Base: | 4,459 |
| Initial Base: | 4,459 |
| Current Base: | 4,459 |
| Maximum Cap: | 4,905 |
| Market Value: | 21,000 |

**Assessment Values:**

| | |
|---|---|
| Ag Land: | 0 |
| Homestead: | 0 |
| Non-Homestead: | 4,905 |
| Cap Diff: | 16,095 |
| Portability | 0 |
| Total Value: | 4,905 |
| Exemption Value: | 0 |
| Taxable Value: | 4,905 |
| School Taxable Val: | 21,000 |

Polk County
Property Appraiser
Print Date: 05/07/2026

**2025**

**Owner/Mailing Address:**
JACKSON MARVIS DARRELL
25 S 22ND ST APT 63
HAINES CITY FL 33844-5422

**Site Address:**
750 PEARL ST HAINES CITY 33844

**27-28-09-822000-050203**

***DEED APPEARS IN ERROR***
MILLER J T SUB PB 4
PG 87 BLK E LOT 2 W1/2 OF W1/2 OF S1/2

## 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 | 5,000.00 | S | 0 | 1.00 | 4.20 | 4.20 | 100.00% | 21,000 |

## 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: 272809-822000-050203**

JACKSON MARVIS DARRELL

**Year:** 2025 **Bill Number:** 1310129 **Owner:** JACKSON MARVIS DARRELL

**Tax District:** 90450 **Property Type:** Real Estate

**MAILING ADDRESS:**
JACKSON MARVIS DARRELL
25 S 22ND ST APT 63
HAINES CITY FL 33844-5422

**PROPERTY ADDRESS:**
750 PEARL
HAINES CITY 33844

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

## Ad Valorem

| Authority/Fund | Tax Rate | Charged | Paid | Due |
|---|---|---|---|---|
| C100 POLK COUNTY GENERAL FUND | 4.9848 | $24.43 | $0.00 | $24.43 |
| C101 POLK COUNTY TRANSPORTATION | 1.2000 | $5.89 | $0.00 | $5.89 |
| C102 POLK COUNTY EMERGENCY MEDICAL | 0.2500 | $1.23 | $0.00 | $1.23 |
| C103 POLK COUNTY ENV LANDS MGMT | 0.0500 | $0.25 | $0.00 | $0.25 |
| POLK COUNTY ENV LANDS ACQUISITION | 0.1500 | $0.74 | $0.00 | $0.74 |
| SCHOOL LOCAL CAPITAL IMPROVEMENT | 1.5000 | $31.50 | $0.00 | $31.50 |

| | | | | |
|---|---|---|---|---|
| SCHOOL GENERAL FUND | 3.7900 | $79.59 | $0.00 | $79.59 |
| TOWN OF LAKE HAMILTON | 7.9900 | $39.19 | $0.00 | $39.19 |
| SOUTHWEST FLA WATER MGMT DIST | 0.1831 | $0.90 | $0.00 | $0.90 |
| TOTAL | 20.0979 | $183.72 | $0.00 | $183.72 |

## Non-Ad Valorem

| Authority/Fund | Charged | Paid | Due |
|---|---|---|---|
| **TOTAL** | **$0.00** | **$0.00** | **$0.00** |

## Fees

| Authority/Fund | Charged | Paid | Due |
|---|---|---|---|
| ADVERTISING - REAL | $0.18 | $0.00 | $0.18 |
| TAX SALE INTERFACE | $30.00 | $0.00 | $30.00 |
| Interest | $5.51 | $0.00 | $5.51 |
| TOTAL | $35.69 | $0.00 | $35.69 |

| Year | Due |
|---|---|
| **2025** | **$219.41** |
| 2024 | $249.92 |
| 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 5/29/2026**

| | |
|---|---|
| This Bill: | $219.41 |
| All Bills: | $469.33 |
| Cart Amount: | $0.00 |

Bill 1310129 -- Pay Now

Pay All Bills

Print Bill / Receipt

Property Appraiser

PublicSoft © 2026 - Powered by Phenix.net

# Parcel Details: 27-28-09-822000-050203

**Owners** *Recently purchased this property? Click here.*

JACKSON MARVIS DARRELL 100%

**Mailing Address** *(Address Change form)*

25 S 22ND ST APT 63
HAINES CITY FL 33844-5422

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

750 PEARL ST

**Postal City and Zip**

HAINES CITY FL 33844

**Parcel Information**

| | |
|---|---|
| Municipality | **LAKE HAMILTON (Code: 90450)** |
| Neighborhood | **140390.00** Search Recent Sales in this Neighborhood |
| Subdivision | **MILLER J T SUB PB 4 PG 87** |
| Property (DOR) Use Code | **Vac.Res (Code: 0001)** |
| Acreage | **0.11** |
| Community Redevelopment Area | **NOT IN CRA** |

1/22/26
20260006

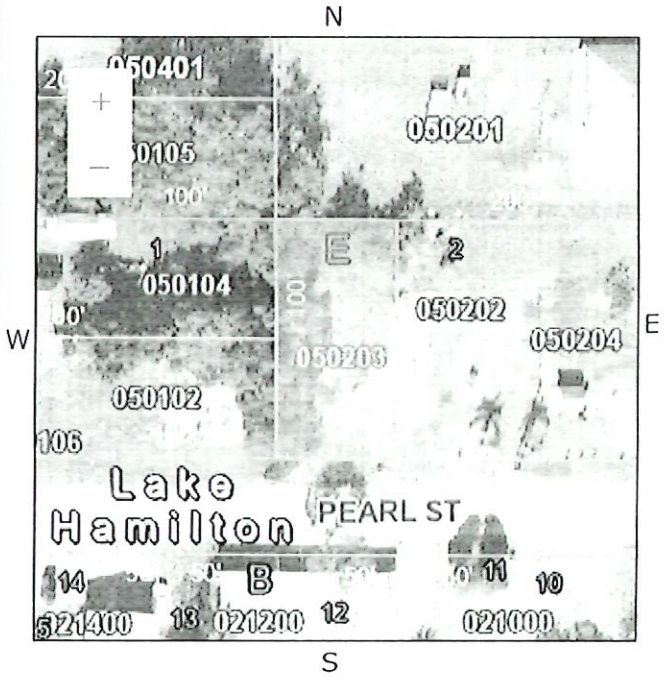
**Property Desc**

**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.

**Deed Letter**

Deed Letter PDF HTML

**Area Map**




**Recorded Plat**

Recorded Plat for this parcel

**Section Maps for 272809**

HTML (opens in new tab)
Printable PDF

* See Case 20250108 CD

## 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.

# 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 #20250143 -- This is a repeat offender of Code Case #20220114
Owners: 2890 Inc., Kokomo Partners LLC and Samantha Marie LLC
Violation Address: 930 Roberts Rd, Lake Hamilton
Parcel ID # 272808-821701-000020
Violation: LDC Sec. 28-19 Business Tax Receipts (Businesses with expired BTR's or not having a BTR)
NOTE: This case was for the March 31, 2026 hearing. However, the Special Magistrate stated we could present the case as an addendum item.

**DATE:** May 26, 2026

**SUMMARY & RECOMMENDATION:** All businesses must have their BTR's renewed by September 30th of each year. The Town staff is recommending $500.00 a day fine from the day the violation was observed (11/06/2025)

**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, the owner will have an immediate running fine/lien of $500.00 a day from 11/06/25 until all BTR's are updated.

**RECOMMENDATION:**

**ATTACHMENT(S):**
20250143 - March 31, 2026 SM Packet.pdf

**Entity #:** 2023007
**Entity Date:** 02/27/23
**Entity Type:**
**Business Name/DBA:** Fred's Auto Repair
**Business Entity:** Other
**Nature of Business:** Motor Vehicle Repair Garage
**Business Location:** 906 Roberts Rd #22-23
**City, State, Zip :** Lake Hamilton, FL 33851
**Business Owner:** Fred Hilaire
**Mailing Address:** 1103 Cypress Gardens Blvd Apt. 48
**City, State, Zip:** Winter Haven, FL, 33884
**Business Phone #:** 863-557-4965
**Cell Phone #:**
**Business Email:**
**Square Footage:** 0
**NAIC Code:**
**Federal Tax ID:** 266-99-1233
**State License #:**
**County BTR #:** 205829
**Status:** Expired

Expired Since 2023

## Property

| Parcel # | Address | Legal Description | Owner Name | Owner Phone | Zoning |
|---|---|---|---|---|---|

## Licenses

| License Type | License # | Applied Date | Issued Date | Expire Date | Description |
|---|---|---|---|---|---|
| Business Tax Receipt | 2023007 | 10/05/2023 | 03/08/2024 | 09/30/2025 | Motor Vehicle Repair Garage |

## Fees

| Fee | Description | Notes | Amount |
|---|---|---|---|
| General Business Tax | | | $20.00 |
| General Business Tax | | | $20.00 |
| General Business Tax | | 2024 business tax receipt | $20.00 |
| Late Fee | Late Fee | 2024 late fee | $4.00 |
| | | **Total** | **$64.00** |

## Payments

| Date | Paid By | Description | Payment Type | Accepted By | Amount |
|---|---|---|---|---|---|
| 03/09/2023 | Fred Hilaire | Cash OTC | Cash | Building Official | $20.00 |
| 10/05/2023 | FRED'S AUTO REPAIR | BTR #2023007 | 20.00 | Building Official | $20.00 |
| | | | **Outstanding Balance** | | **$24.00** |

## Notes

| Date | Note | Created By: |
|---|---|---|
| 12/31/2025 | Letter going out on Jan 9th, 2025 - Chief of Police to deliver - SS | Shawna Schuette |

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

POST OFFICE BOX 126
LAKE HAMILTON, FL 33851

# Town of Lake Hamilton

January 9, 2025

Fred Hilaire
1103 Cypress Gardens Blvd. Apt 48
Winter Haven, FL 33884

**RE: Local Business Tax**

According to Town records, there is no record of an active Business Tax Receipt (BTR) for the following business name:

Fred's Auto Repair
906 Roberts Rd #22-23
Lake Hamilton, FL 33851

**Town Code: Sec. 28-19 Required.**
It shall be unlawful for any person to carry on or conduct any business, profession, occupation or industry for which a business tax is required without first obtaining such business tax receipt.

**Town Code: Sec. 28-24 Enforcement of Article.**

(a) The chief of police shall be responsible for the enforcement of the provisions of this article. The chief of police, or his duly designated deputy, shall, at least twice during each business tax year, inspect all places and locations within the town which advertise or otherwise appear to be used in the operation or conduct of a business or profession subject to taxation under this article.

(b) Should the chief of police determine that such a location, otherwise required to have a business tax receipt issued for such location, does not have a valid and proper business tax receipt issued therefor, the chief of police shall require that such location secure a proper business tax receipt within three business days thereafter.

(c) In the event that such receipt is not obtained within such three-day period, the chief of police is authorized and directed to close such place of business.

As a representative of this business listed above, you have 3 business days from the date of this letter to receive Town approval of your BTR.

You may contact Shawna Schuette at 863-436-1910 or by email at shawna@townoflakehamilton.com for more information.

Respectfully,

Christopher Votour
Chief of Police
Town of Lake Hamilton

File

**Entity #:** 2023026
**Entity Date:** 03/21/23
**Entity Type:**
**Business Name/DBA:** Choli Race Works
**Business Entity:** Other
**Nature of Business:** Wholesale Distributor / Manufacturing
**Business Location:** 930 Roberts Rd #44/57
**City, State, Zip :** Lake Hamilton, FL 33851
**Business Owner:** Jesus Lopez
**Mailing Address:** 405 Boswell Way
**City, State, Zip:** Kissimmee, FL 34758
**Business Phone #:** 787-949-9190
**Cell Phone #:**
**Business Email:** c.w.w@live.com
**Square Footage:** 3300
**NAIC Code:**
**Federal Tax ID:** 85-1442581
**State License #:**
**County BTR #:** 233287
**Status:** Expired

Nothing since 2023

## Property

| Parcel # | Address | Legal Description | Owner Name | Owner Phone | Zoning |
|---|---|---|---|---|---|

## Licenses

| License Type | License # | Applied Date | Issued Date | Expire Date | Description |
|---|---|---|---|---|---|
| Business Tax Receipt | 2023026 | 09/29/2023 | 09/29/2023 | 09/30/2024 | Wholesale Distributor / Manufacturing |

## Fees

| Fee | Description | Notes | Amount |
|---|---|---|---|
| General Business Tax | | | $20.00 |
| General Business Tax | | | $20.00 |
| | | **Total** | **$40.00** |

## Payments

| Date | Paid By | Description | Payment Type | Accepted By | Amount |
|---|---|---|---|---|---|
| 03/23/2023 | Choli Race Works | Cash OTC | Cash | Building Official | $20.00 |
| 09/29/2023 | CHOLI RACE WORK | BRT RENEWAL #2023026 | 20.00 | Building Official | $20.00 |
| | | | | **Outstanding Balance** | **$0.00** |

## Notes

| Date | Note | Created By: |
|---|---|---|
| 12/31/2025 | Letter going out on Jan 9th, 2025 - Chief of Police to deliver - SS | Shawna Schuette |

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

POST OFFICE BOX 126
LAKE HAMILTON, FL 33851

# Town of Lake Hamilton

January 9, 2025

Choli Race Works
405 Boswell Way
Kissimmee, FL 34758

**RE: Local Business Tax**

According to Town records, there is no record of an active Business Tax Receipt (BTR) for the following business name:

Choli Race Works
930 Roberts Rd #44/57
Lake Hamilton, FL 33851

**Town Code: Sec. 28-19 Required.**
It shall be unlawful for any person to carry on or conduct any business, profession, occupation or industry for which a business tax is required without first obtaining such business tax receipt.

**Town Code: Sec. 28-24 Enforcement of Article.**

(a) The chief of police shall be responsible for the enforcement of the provisions of this article. The chief of police, or his duly designated deputy, shall, at least twice during each business tax year, inspect all places and locations within the town which advertise or otherwise appear to be used in the operation or conduct of a business or profession subject to taxation under this article.

(b) Should the chief of police determine that such a location, otherwise required to have a business tax receipt issued for such location, does not have a valid and proper business tax receipt issued therefor, the chief of police shall require that such location secure a proper business tax receipt within three business days thereafter.

(c) In the event that such receipt is not obtained within such three-day period, the chief of police is authorized and directed to close such place of business.

As a representative of this business listed above, you have 3 business days from the date of this letter to receive Town approval of your BTR.

You may contact Shawna Schuette at 863-436-1910 or by email at shawna@townoflakehamilton.com for more information.

Respectfully,

Christopher Votour
Chief of Police
Town of Lake Hamilton

File

**Entity #:** 2023020
**Entity Date:** 03/07/23
**Entity Type:**
**Business Name/DBA:** Auto De Cora JN
**Business Entity:** Other
**Nature of Business:** Auto Sales
**Business Location:** 924 Roberts Rd #91
**City, State, Zip :** Lake Hamilton, FL 33851
**Business Owner:** Jonathan Colon-Crespo
**Mailing Address:** 276 Drayton Ave
**City, State, Zip:** Davenport, FL, 33837
**Business Phone #:** 407-807-4504
**Cell Phone #:** 407-807-4504
**Business Email:** jcolonauto@gmail.com
**Square Footage:** 0
**NAIC Code:**
**Federal Tax ID:** 82-3141000
**State License #:** VI1124291/1
**County BTR #:**
**Status:** Expired

## Property

| Parcel # | Address | Legal Description | Owner Name | Owner Phone | Zoning |
|---|---|---|---|---|---|

## Licenses

| License Type | License # | Applied Date | Issued Date | Expire Date | Description |
|---|---|---|---|---|---|
| Business Tax Receipt | 2023020 | 01/13/2025 | 03/23/2024 | 09/30/2025 | |

## Fees

| Fee | Description | Notes | Amount |
|---|---|---|---|
| General Business Tax | | | $20.00 |
| General Business Tax | | | $20.00 |
| General Business Tax | | | $20.00 |
| Late Fee | | Late Fee | $4.00 |
| | | **Total** | **$64.00** |

## Payments

| Date | Paid By | Description | Payment Type | Accepted By | Amount |
|---|---|---|---|---|---|
| 03/24/2023 | Jonathan Colon Crespo | OTC | OTC | Building Official | $20.00 |
| 09/30/2023 | | | | | $20.00 |
| 01/13/2025 | | | | Shawna Schuette | $24.00 |
| | | | | **Outstanding Balance** | **$0.00** |

## Notes

| Date | Note | Created By: |
|---|---|---|
| 12/31/2025 | Letter going out on Jan 9th, 2025 - Chief of Police to deliver - SS | Shawna Schuette |

## Uploaded Files

| Date | File Name |
| --- | --- |
| 01/13/2025 | 23763723-IMG-20250113-WA0000.jpg |

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

POST OFFICE BOX 126
LAKE HAMILTON, FL 33851

# Town of Lake Hamilton

January 9, 2025

Jonathan Colon-Crespo
276 Drayton Ave
Davenport, FL 33837

**RE: Local Business Tax**

According to Town records, there is no record of an active Business Tax Receipt (BTR) for the following business name:

Auto De Cora JN
924 Roberts Rd #91
Lake Hamilton, FL 33851

**Town Code: Sec. 28-19 Required.**
It shall be unlawful for any person to carry on or conduct any business, profession, occupation or industry for which a business tax is required without first obtaining such business tax receipt.

**Town Code: Sec. 28-24 Enforcement of Article.**

(a) The chief of police shall be responsible for the enforcement of the provisions of this article. The chief of police, or his duly designated deputy, shall, at least twice during each business tax year, inspect all places and locations within the town which advertise or otherwise appear to be used in the operation or conduct of a business or profession subject to taxation under this article.

(b) Should the chief of police determine that such a location, otherwise required to have a business tax receipt issued for such location, does not have a valid and proper business tax receipt issued therefor, the chief of police shall require that such location secure a proper business tax receipt within three business days thereafter.

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You may contact Shawna Schuette at 863-436-1910 or by email at shawna@townoflakehamilton.com for more information.

Respectfully,

Christopher Votour
Chief of Police
Town of Lake Hamilton

File

c/m tracking # - Last (4) digits shoul be 8740 Not 4840

However, proof delivered

7022 3330 0001 4974 8740

**U.S. Postal Service™** 20250143 (R)
**CERTIFIED MAIL® RECEIPT** March '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
JAN 29 2026

Sent To
2890 Inc, Kokomo Partners Samantha Marie LLC 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

20250143 Mar '26 (R

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

9590 9402 6942 1104 6363 52

2. Article Number (Transfer from service label)
7022 3330 0001 4974 8740

PS Form 3811, July 2020 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 Michelle Dixon ☐ 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 13 2026

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

Orig

# Code Enforcement for the Town of Lake Hamilton

**TOWN OF LAKE HAMILTON,** Violation No:20250143

*Petitioner,*

**vs.**

2890 Inc, Kokomo Partners LLC and Samantha Marie LLC

*Respondent(s),*

_____/

## REPEAT VIOLATION NOTICE AND NOTICE OF HEARING

NOTICE IS HEREBY GIVEN of a REPEAT VIOLATION of the Code Ordinance of the Town of Lake Hamilton, Florida, as follows:

1. The subject property is located at 930 Roberts Rd, Lake Hamilton, FL, 33851 and legally described as ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7
Public Records of Polk County, Florida.

2. The Respondent is in violation of the Ordinances of the Town of Lake Hamilton, Florida, to-wit: Ordinance No.10-1366 Described in Exhibit B, (attached) and described as: SEC. 28-19 BUSINESS TAX RECEIPT REQUIRED

3. This REPEAT VIOLATION may be corrected by complying with previous orders entered herein and to: see exhibit B (attached).

4. Notice is hereby given by the undersigned Code Enforcement Investigator that said REPEAT VIOLATION NOTICE AND NOTICE OF HEARING has been furnished by Certified Mail, Return Receipt Requested to the Respondent, 2890 Inc, Kokomo Partners LLC and Samantha Marie LLC on this 01/28/2026.
(Return Receipt No. 70223330000014974840)

This is a REPEAT VIOLATION of the above-referenced Ordinance. The Special Magistrate previously found you to have violated said ordinance in an Order dated, **3/22/23, 5/17/23 and 6/21/23** a copy of which is attached hereto, in **Code Case #20220114**. If the Special Magistrate subsequently finds that you have violated the ordinance, which is the subject of the notice herein, you shall be subject to a fine up to **$500.00** per day of this notice. You must correct the violation immediately and contact the Code Enforcement Dept. at the Town of Lake Hamilton in person or by telephone at (863) 332-0328 for a re-inspection of the property in order to stop the accrual of an administrative fine in this matter.

# Code Enforcement for the Town of Lake Hamilton

Violation No.: 20250143

## NOTICE OF HEARING

The undersigned Code Official hereby requests a Public hearing before the Town of Special Magistrate. Pursuant to Chapter 162, Florida Statutes. PLEASE TAKE NOTICE that a Public Hearing will be conducted by the Town of Special Magistrate in the above-styled cause on March 31, 2026 at 3:00 pm in the Town Commission Chambers, 100 Smith Avenue, Lake Hamilton, Florida. The 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 this REPEAT VIOLATION NOTICE. This case shall be presented to the Special Magistrate even if the REPEAT VIOLATION has been corrected prior to the scheduled hearing. Your failure to appear may result in an administrative lien being entered against you.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED this 01/28/2026.

TOWN OF LAKE HAMILTON, FLORIDA
Post Office Box 126
Lake Hamilton, Florida 33851

By: Lisa Harris
Lisa Harris, Code Enforcement

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 01/28/2026, by Lisa Harris, who is personally known to me and who did not take an oath.

Signature:

Printed Name: Jeannea Colon.

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

(SEAL)

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 for the Town of Lake Hamilton

**VIOLATION # 20250143**

**TOWN OF LAKE HAMILTON,**
*Petitioner,*
**vs.**
2890 Inc, Kokomo Partners LLC and Samantha Marie LLC
*Respondent(s),*
_____/
**STATE OF FLORIDA )**
**SS:**
**COUNTY OF POLK )**

## REPEAT VIOLATION AFFIDAVIT OF NON-COMPLIANCE

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

1. That on 03./22/23 the Town of Special Magistrate held a Public Hearing and issued its Order concerning violation number Code Case 20220114
2. That a re-inspection was performed on 06/21/2023.
3. That, pursuant to said Order, respondent has re-violated.
4. That the re-inspection revealed that the respondent(s) is in violation of said order issued by the Code Enforcement Special Magistrate.

## 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 Enforcement Investigator for 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 Enforcement Investigator 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

Printed/Typed Name: Jeannea Colon

7022 3330 0001 4974 8757

**U.S. Postal Service™** 20250143
**CERTIFIED MAIL® RECEIPT** Mar '26 ($4.20)
*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
JAN 29 2026

Sent To
Samantha Marie LLC, Kim Zastenik RA

Street and Apt. No., or PO Box No.
7695 Charleston Way,

City, State, ZIP+4®
Port St Lucie FL 34986

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

---

20250143 Mar 26 $4.20

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Samantha Marie LLC
Kim Zastenik, RA
7695 Charlestyon Way
Port St. Lucie FL 34986

9590 9402 5039 9092 6488 50

2. Article Number (Transfer from service label)
7022 3330 0001 4974 8757

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
2/2/26

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

Received ★

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

FEB 06 2026

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

# Code Enforcement for the Town of Lake Hamilton

**TOWN OF LAKE HAMILTON,** Violation No:20250143

*Petitioner,*

**vs.**

Samantha Marie LLC %Kim Zastenik, RA

*Respondent(s),*

_____/

## REPEAT VIOLATION NOTICE AND NOTICE OF HEARING

NOTICE IS HEREBY GIVEN of a REPEAT VIOLATION of the Code Ordinance of the Town of Lake Hamilton, Florida, as follows:

1. The subject property is located at 930 Roberts Rd, Lake Hamilton, FL, 33851 and legally described as ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7
Public Records of Polk County, Florida.

2. The Respondent is in violation of the Ordinances of the Town of Lake Hamilton, Florida, to-wit: Ordinance No.10-1366 Described in Exhibit B, (attached) and described as: SEC. 28-19 BUSINESS TAX RECEIPT REQUIRED

3. This REPEAT VIOLATION may be corrected by complying with previous orders entered herein and to: see exhibit B (attached).

4. Notice is hereby given by the undersigned Code Enforcement Investigator that said REPEAT VIOLATION NOTICE AND NOTICE OF HEARING has been furnished by Certified Mail, Return Receipt Requested to the Respondent, Samantha Marie LLC %Kim Zastenik, RA on this 01/28/2026.
(Return Receipt No. 70223330000149748757)

This is a REPEAT VIOLATION of the above-referenced Ordinance. The Special Magistrate previously found you to have violated said ordinance in an Order dated, **03/22/23, 5/17/23 and 6/21/23** a copy of which is attached hereto, in **Code Case #20220114**. If the Special Magistrate subsequently finds that you have violated the ordinance, which is the subject of the notice herein, you shall be subject to a fine up to **$500.00** per day of this notice. You must correct the violation immediately and contact the Code Enforcement Dept. at the Town of Lake Hamilton in person or by telephone at (863) 332-0328 for a re-inspection of the property in order to stop the accrual of an administrative fine in this matter.

# Code Enforcement for the Town of Lake Hamilton

Violation No.: 20250143

## NOTICE OF HEARING

The undersigned Code Official hereby requests a Public hearing before the Town of Special Magistrate. Pursuant to Chapter 162, Florida Statutes. PLEASE TAKE NOTICE that a Public Hearing will be conducted by the Town of Special Magistrate in the above-styled cause on March 31, 2026 at 3:00 pm **at 4:00 P.M**. in the Town Commission Chambers, 100 Smith Avenue, Lake Hamilton, Florida. The 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 this REPEAT VIOLATION NOTICE. This case shall be presented to the Special Magistrate even if the REPEAT VIOLATION has been corrected prior to the scheduled hearing. Your failure to appear may result in an administrative lien being entered against you.

PLEASE GOVERN YOURSELF ACCORDINGLY.
DATED this 01/28/2026.

TOWN OF LAKE HAMILTON, FLORIDA
Post Office Box 126
Lake Hamilton, Florida 33851

By: Lisa Harris
Lisa Harris, Code Enforcement

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 01/28/2026, by Lisa Harris, who is personally known to me and who did not take an oath.

Signature:

Printed Name: Jeannea Colon

(SEAL)

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

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 for the Town of Lake Hamilton

**VIOLATION #** 20250143

**TOWN OF LAKE HAMILTON,**
*Petitioner,*
**vs.**
Samantha Marie LLC %Kim Zastenik, RA
*Respondent(s),*
_____/
**STATE OF FLORIDA )**
**SS:**
**COUNTY OF POLK )**

## REPEAT VIOLATION AFFIDAVIT OF NON-COMPLIANCE

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

1. That on 03/22/23 the Town of Special Magistrate held a Public Hearing and issued its Order concerning violation number Code Case 20220114
2. That a re-inspection was performed on 06/21/2023.
3. That, pursuant to said Order, respondent has re-violated.
4. That the re-inspection revealed that the respondent(s) is in violation of said order issued by the Code Enforcement Special Magistrate.

## 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 Enforcement Investigator for 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 Enforcement Investigator 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

Printed/Typed Name: Jeannea Colon



U.S. Postal Service™ 20250143
CERTIFIED MAIL® RECEIPT (RO)
Domestic Mail Only Mar 12

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

JAN 29 2026

Sent To
2890 Inc
c/o 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

7022 3330 0001 4974 8764



20250143 Mar 12

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 93

2. Article Number (Transfer from service label)
7022 3330 0001 4974 8764

CERTIFIED MAIL®

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)

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

# Code Enforcement for the Town of Lake Hamilton

**TOWN OF LAKE HAMILTON,** Violation No:20250143

*Petitioner,*

**vs.**

2890 Inc, David Bennet RA

*Respondent(s),*

_____/

## REPEAT VIOLATION NOTICE AND NOTICE OF HEARING

NOTICE IS HEREBY GIVEN of a REPEAT VIOLATION of the Code Ordinance of the Town of Lake Hamilton, Florida, as follows:

1. The subject property is located at 930 Roberts Rd, Lake Hamilton, FL, 33851 and legally described as ROBERTS INDUSTRIAL PARK PB 117 PG 11 LOTS 2 THRU 7
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2. The Respondent is in violation of the Ordinances of the Town of Lake Hamilton, Florida, to-wit: Ordinance No.10-1366 Described in Exhibit B, (attached) and described as: SEC. 28-19 BUSINESS TAX RECEIPT REQUIRED

3. This REPEAT VIOLATION may be corrected by complying with previous orders entered herein and to: see exhibit B (attached).

4. Notice is hereby given by the undersigned Code Enforcement Investigator that said REPEAT VIOLATION NOTICE AND NOTICE OF HEARING has been furnished by Certified Mail, Return Receipt Requested to the Respondent, 2890 Inc, David Bennet RA on this 01/28/2026.
(Return Receipt No. 70223330000149748764)

This is a REPEAT VIOLATION of the above-referenced Ordinance. The Special Magistrate previously found you to have violated said ordinance in an Order dated, **3/22/23, 5/17/23 and 6/212/23** a copy of which is attached hereto, in **Code Case #20220114**. If the Special Magistrate subsequently finds that you have violated the ordinance, which is the subject of the notice herein, you shall be subject to a fine up to **$500.00** per day of this notice. You must correct the violation immediately and contact the Code Enforcement Dept. at the Town of Lake Hamilton in person or by telephone at (863) 332-0328 for a re-inspection of the property in order to stop the accrual of an administrative fine in this matter.

# Code Enforcement for the Town of Lake Hamilton

Violation No.: 20250143

## NOTICE OF HEARING

The undersigned Code Official hereby requests a Public hearing before the Town of Special Magistrate. Pursuant to Chapter 162, Florida Statutes. PLEASE TAKE NOTICE that a Public Hearing will be conducted by the Town of Special Magistrate in the above-styled cause on March 31, 2026 at 3:00 pm in the Town Commission Chambers, 100 Smith Avenue, Lake Hamilton, Florida. The 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 this REPEAT VIOLATION NOTICE. This case shall be presented to the Special Magistrate even if the REPEAT VIOLATION has been corrected prior to the scheduled hearing. Your failure to appear may result in an administrative lien being entered against you.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED this 01/28/2026.

TOWN OF LAKE HAMILTON, FLORIDA
Post Office Box 126
Lake Hamilton, Florida 33851

By: Lisa Harris
Lisa Harris, Code Enforcement

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 01/28/2026, by Lisa Harris, who is personally known to me and who did not take an oath.

Signature:

Printed Name: Jeannea Colon

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

(SEAL)

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 for the Town of Lake Hamilton

**VIOLATION #** 20250143

**TOWN OF LAKE HAMILTON,**
*Petitioner,*
**vs.**
2890 Inc, David Bennet RA
*Respondent(s),*
_____/
**STATE OF FLORIDA )**
**SS:**
**COUNTY OF POLK )**

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3. That, pursuant to said Order, respondent has re-violated.
4. That the re-inspection revealed that the respondent(s) is in violation of said order issued by the Code Enforcement Special Magistrate.

## 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
*Lisa Harris*
as the Code Enforcement Investigator for Lake Hamilton

1/28/26
Date

STATE OF FLORIDA
COUNTY OF POLK

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(AFFIX NOTARY STAMP)

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

Notary Public, State of Florida

Printed/Typed Name: Jeannea Colon

DIVISION OF CORPORATIONS






# 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 |
|---|---|
| 2023 | 04/20/2023 |
| 2024 | 02/05/2024 |
| 2025 | 01/07/2025 |

**Document Images**

| | |
|---|---|
| 01/07/2025 -- ANNUAL REPORT | View image in PDF format |
| 02/05/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/20/2023 -- ANNUAL REPORT | View image in PDF format |
| 04/11/2022 -- ANNUAL REPORT | View image in PDF format |
| 02/03/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/04/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/19/2019 -- ANNUAL REPORT | View image in PDF format |
| 03/12/2018 -- ANNUAL REPORT | View image in PDF format |
| 02/13/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/03/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/24/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/21/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/25/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/20/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/05/2011 -- ANNUAL REPORT | View image in PDF format |
| 03/23/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/24/2009 -- ANNUAL REPORT | View image in PDF format |
| 01/29/2008 -- ANNUAL REPORT | View image in PDF format |
| 05/02/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/03/2006 -- ANNUAL REPORT | View image in PDF format |
| 05/02/2005 -- ANNUAL REPORT | View image in PDF format |
| 04/22/2004 -- ANNUAL REPORT | View image in PDF format |
| 03/10/2003 -- ANNUAL REPORT | View image in PDF format |
| 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 |

7022 3330 0001 4974 8771

**U.S. Postal Service™** 20250143
**CERTIFIED MAIL® RECEIPT** (RO)
*Domestic Mail Only* MAR 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

JAN 29 2026

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

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

20250143 (RO) mar 26

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:
Kokomo Partners LLC
Kim Zastenik, RA
7695 Charleston Way
Port St. Lucie FL
34986

Received
FEB 06 2026

9590 9402 5039 9092 6476 86

2. Article Number (Transfer from service label)
7022 3330 0001 4974 8771

**COMPLETE THIS SECTION ON DELIVERY**

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $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

# Code Enforcement for the Town of Lake Hamilton

**TOWN OF LAKE HAMILTON,** Violation No:20250143

*Petitioner,*

**vs.**

Kokomo Partners LLC, %Kim Zastenik, RA

*Respondent(s),*

_____/

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Violation No.: 20250143

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DATED this 01/28/2026.

TOWN OF LAKE HAMILTON, FLORIDA
Post Office Box 126
Lake Hamilton, Florida 33851

By: Lisa Harris
Lisa Harris, Code Enforcement

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 01/28/2026, by Lisa Harris, who is personally known to me and who did not take an oath.

Signature:

Printed Name: Jeannea Colon

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

(SEAL)

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# Code Enforcement for the Town of Lake Hamilton

**VIOLATION #** 20250143

**TOWN OF LAKE HAMILTON,**
*Petitioner,*
**vs.**
Kokomo Partners LLC, %Kim Zastenik, RA
*Respondent(s),*
_____/
**STATE OF FLORIDA )**
**SS:**
**COUNTY OF POLK )**

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4. That the re-inspection revealed that the respondent(s) is in violation of said order issued by the Code Enforcement Special Magistrate.

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Lisa Harris _____ 1/28/26
*Lisa Harris* Date
as the Code Enforcement Investigator for Lake Hamilton

STATE OF FLORIDA
COUNTY OF POLK

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SWORN TO AND SUBSCRIBED before me, on 1/28/26.

(AFFIX NOTARY STAMP)

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

_____
Notary Public, State of Florida

Printed/Typed Name: Jeannea Colon

Division of Corporations

Sunbiz.org 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 |
| 02/02/2024 -- ANNUAL REPORT | View image in PDF format |
| 03/20/2023 -- 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 |
| 01/16/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/07/2019 -- ANNUAL REPORT | View image in PDF format |
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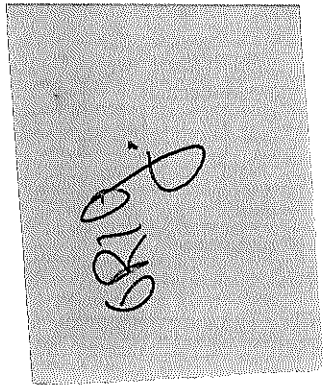
| 01/07/2012 -- ANNUAL REPORT | View image in PDF format |
| 01/27/2011 -- ANNUAL REPORT | View image in PDF format |
| 10/05/2010 -- REINSTATEMENT | View image in PDF format |
| 04/28/2009 -- ANNUAL REPORT | View image in PDF format |
| 01/18/2008 -- ANNUAL REPORT | View image in PDF format |
| 05/01/2007 -- ANNUAL REPORT | View image in PDF format |
| 06/15/2006 -- Florida Limited Liability | View image in PDF format |

157



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

TAMPA FL 335
30 DEC 2025 PM 6 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 33851 $ 000.74⁰
02 7H
00061 69434 DEC 26 2025

★ Received ★
JAN 15 2026

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

NTXTF 339 DF 1 0001/11/26

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 33851W17676 *2691-00034-38-31

VAL 33845-0637

20250143

# 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:** 12/26/2025

**Case Number:** 20250143

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

**Violation Address:** 930 Roberts Rd, Lake Hamilton, FL 33851

**Property ID:** 272808-821701-000020

**Violation(s):**

1. **SEC. 28-19 BUSINESS TAX RECEIPT REQUIRED**
   It shall be unlawful for any person to carry on or conduct any business, profession, occupation or industry for which a business tax is required without first obtaining such business tax receipt. Sec. 28-24. - Enforcement of article. (c) In the event that such receipt is not obtained within such three-day period, the chief of police is authorized and directed to close such place of business.

**Recommended corrective action:**

Renew all BTR's immediately

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 01/06/2026.

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 # 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

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: 03/13/2026

**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**

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

| 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**




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

| | |
|---|---|
| **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: | 0 |
| 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 |

Polk County
Property Appraiser
Print Date: 03/13/2026

**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: 03/13/2026

**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**

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

| Category | Type |
|---|---|
| Exterior Wall | NONE |
| HEAT CODE | NA |

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

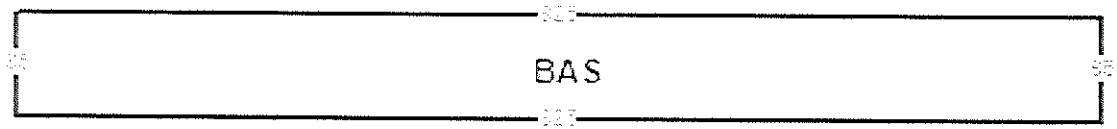
| Base Rate Adj. | Adjustment |
|---|---|
| Perimeter Adjustment | 0.96200 |
| Stories Adjustment | 1.00000 |
| Story Height Adj | 1.05600 |

| 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




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 |

| | |
|---|---|
| **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: | 0 |
| 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: 03/13/2026

**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 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: 03/13/2026

**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 |

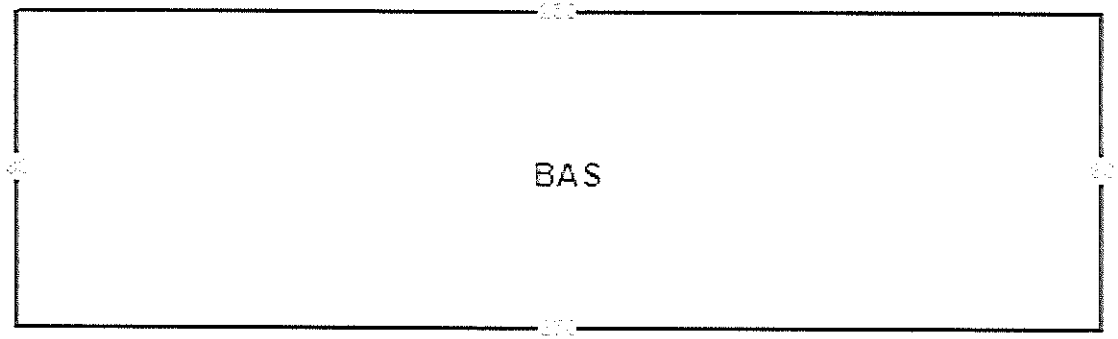
| Base Rate Adj. | Adjustment |
|---|---|
| Perimeter Adjustment | 0.93000 |
| Stories Adjustment | 1.00000 |
| Story Height Adj | 1.05600 |

| Depreciation Adj | Adjustment |
|---|---|
| FUNCTIONAL OBSOLESCENCE | 0.9000 |

| Type | Style | Class | Quality | Perimeter |
|---|---|---|---|---|
| 1427 | 406 | S | AV | 660 |

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

RCNLD - Replacement Cost New Less Depreciation




| | |
|---|---|
| **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: | 0 |
| 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 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

Polk County
Property Appraiser
Print Date: 03/13/2026

**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 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: 03/13/2026

**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**

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

| Category | Type |
|---|---|
| Exterior Wall | NONE |
| HEAT CODE | NA |

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

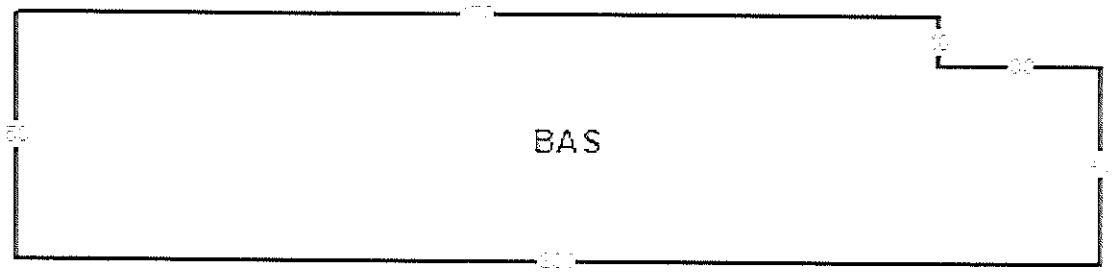
| Base Rate Adj. | Adjustment |
|---|---|
| Perimeter Adjustment | 1.05000 |
| Stories Adjustment | 1.00000 |
| Story Height Adj | 1.05600 |

| 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




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 |

| | |
|---|---|
| **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: | 0 |
| 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: 03/13/2026

**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: 03/13/2026

**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**

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

| Category | Type |
|---|---|
| Exterior Wall | NONE |
| HEAT CODE | NA |

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

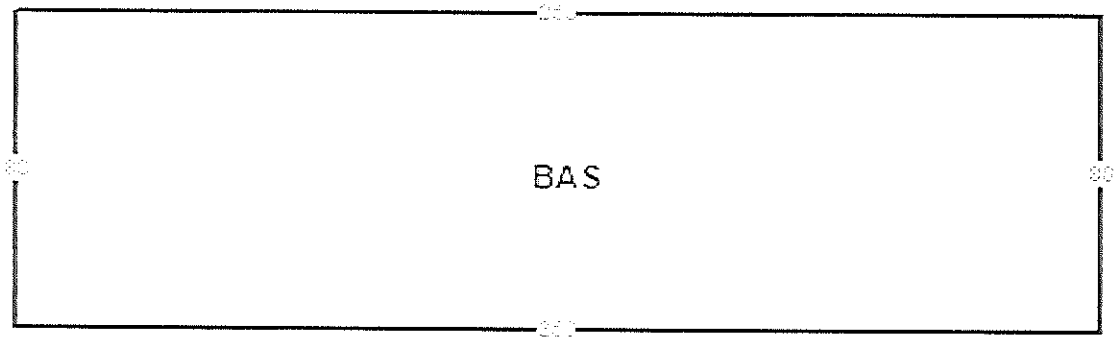
| Base Rate Adj. | Adjustment |
|---|---|
| Perimeter Adjustment | 0.93000 |
| Stories Adjustment | 1.00000 |
| Story Height Adj | 1.05600 |

| 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: | 0 |
| 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: 03/13/2026

**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: 03/13/2026

**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**

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

| Category | Type |
|---|---|
| Exterior Wall | NONE |
| HEAT CODE | NA |

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

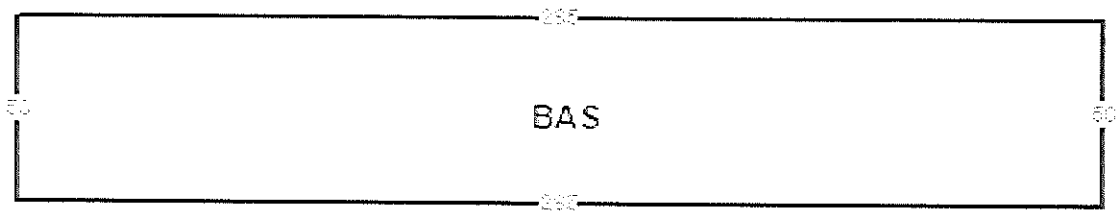
| Base Rate Adj. | Adjustment |
|---|---|
| Perimeter Adjustment | 1.02200 |
| Stories Adjustment | 1.00000 |
| Story Height Adj | 1.11200 |

| 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




| | |
|---|---|
| **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: | 0 |
| Homestead: | 0 |
| Non-Homestead: | 6,356,651 |
| Cap Dff: | 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 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 |

* 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: 03/13/2026

**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 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

| | |
|---|---|
| All Bills: | $152,394.13 |
| Cart Amount: | $0.00 |

Bill 1309994 -- Pay Now

Pay All Bills

Property Appraiser

PublicSoft © 2026 - Powered by Phenix.net

# 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**

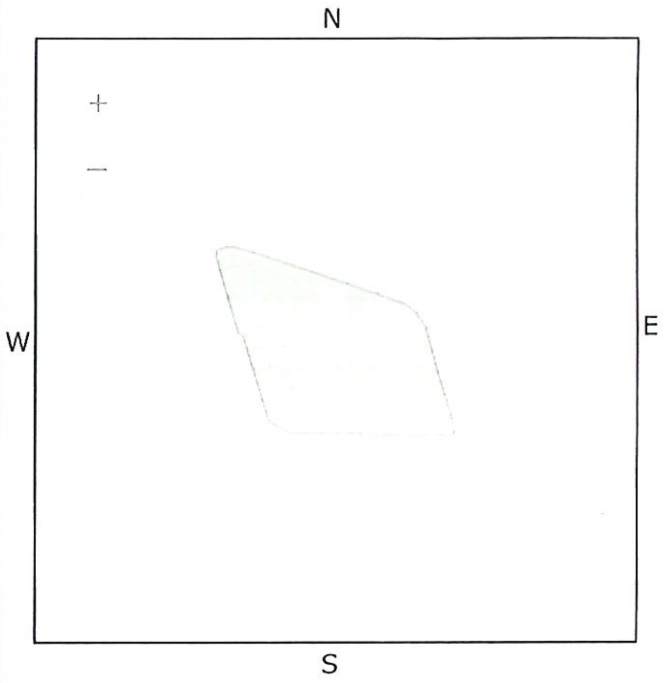
| | |
|---|---|
| Municipality | **LAKE HAMILTON (Code: 90450)** |
| Neighborhood | **6666.30** Search Recent Sales in this Neighborhood |
| Subdivision | **ROBERTS INDUSTRIAL PARK** |
| Property (DOR) Use Code | **Wh, Distrib, Term, Storage Steel Constr 100,000 to 399,999 sf (Code: 4805)** |
| Acreage | **10.23** 20250143 |
| Community Redevelopment Area | **NOT IN CRA** 11/6/25 |

BTR's
And ? on how parking requirement are - 1st Shop 2nd Bldg (7)

**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**