Town of Lake Hamilton

SPECIAL MAGISTRATE HEARING Agenda – October 28, 2025

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

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

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

EXPLANATION OF PROCEDURES - Special Magistrate, Joe Mawhinney

APPROVE OF MINUTES

September 30,2025 Special Magistrate meeting minutes

OLD BUSINESS

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

TOTAL LIENS PAID THROUGH - TBA

CONTINUATION – IMPOSITION

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

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

IMPOSITION – UNPAID COST OF ENFORCEMENT FEES – SEE EXHIBIT

RESCISSION/ADJUDICATION OF LIEN

REQUEST TO APPROVE AN EXTENSION OF TIME

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE CASES

REQUEST FOR REDUCTION CASES

FIRST OFFENSE

Code Case #20250097 -- 915 Main St, Lake Hamilton Parcel ID #272817-829000-000140 Owner: Sparkle Clean Inc. Violation(s): Sec. 105 Permits Required (installation of driveway and open carport); Sec. 26-1 Curb Cuts (The maximum number of curb cuts permitted into any street shall be: Lot Width of Abutting Street (number of cuts) -- Less than 60 feet (1), 60 feet to 150 feet (2) plus (1) for each additional 60 feet.

Code Case #20250073 -- 1025 Scenic Hwy, Haines City (LH) Parcel #272809-000000-024010 Owner: Quintana Hamilton Holdings LLC Violation: Sec. 302.4 Exterior Property Areas, Weeds.

Code Case #20250088 -- 104 Orange Dr, Lake Hamilton Parcel #272816-825800-002151 Owner: Oscar Danilo Zapata and Yarleny Ortega Violation: Sec. 302.1 Exterior Property Areas, Sanitation (construction debris - broken blocks or concrete needing removed)

Code Case #20250078 -- 459 Omaha St. W, Lake Hamilton Parcel #272816-825500-000090 Owner: Shirley M. Frazier Violations: Sec. 20-46 Prohibition (distressed/abandoned vehicles -- any vehicle that doesn't run or have current tags) and Sec. 302.4 Exterior Property Areas, Weeds (overgrowth)

Code Case #20250096 -- 1129 Rose St, Lake Hamilton Parcel #272809-822000-090404 Owners: Tony Barnhill, Kathleen Cody, Malcolm J. Cody, Azisha Pitts, William S. Cody Sr, Trevor Cody, Tyler Code Jr. Terrance Robinson, Ronnie Barnhill and Patricia Glen Violations: Sec. 20-46 Prohibition (distressed / abandoned vehicles), Sec. 302.1 Exterior Property Areas, Sanitation (junk / debris) Sec. 302.4 Exterior Property Areas, Weeds (overgrowth) and Sec. 304.3 Premises Identification (house numbering)

Code Case #20250079 Parcel #272809-000000-024090 Owner: Sarah Harris Violations: Sec. 304.6 Exterior Structure Walls (deteriorated / rotten exterior walls) and Sec. 304.7Roof and Drainage (deteriorated / rotten areas to roof, soffit and fascia)

REPEAT OFFENDERS

Code Case #20250098 -- 1030 Main St, Lake Hamilton Parcel #272817-000000-024010 Owner: Luis A Pagan Gonzalez Violations: Repeat Offender of Code Case 20240087 for Sec. 28-19 Business Tax Receipts (no tax receipt for Truck Rental Business and -Repeat Offender of Code Case 20240089 CH 30 Article 1. Sec. 30-1 Traffic and Vehicles, Weight Violation (Limit) (U-Haul Trucks) (NOTE: Both violations were found in violation at the January 28, 2025 Special Magistrate Hearing)

Code Case #20250100 -- 30049 US Highway 27 S, Lake Hamilton Parcel #272817-828500-000012 Owner: Luis A. Pagan Gonzalez Violations: -- Repeat Offender of Code Case

20240087 for Sec. 28-19 Business Tax Receipts (BTR's) as well as Repeat Offender of Code Case 20240089 for CH 30. Article 1. Sec. 30-1 Traffic and Vehicles, Weight Violation (Limitation) - (U-Haul Rental Trucks) NOTE: Cases 20240087 and 20240089 were found in violation at the January 28, 2025 Special Magistrate Hearing

DEMOLITION APPEAL

FORECLOSURE INQUIRY

MONTHLY REPORT -- At the September 30, 2025 Special Magistrate we had (2) Impositions that were w/d from the hearing. (1) Request for an extension of time and (4) First Offense cases

NEXT MEETING DATE – January 27, 2026

ADJOURNMENT

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO:

THROUGH:

FROM:

AGENDA ITEM: September 30,2025 Special Magistrate meeting minutes

DATE: October 28, 2025

SUMMARY & RECOMMENDATION:

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☐

If Yes, Please Explain:

RECOMMENDATION:

ATTACHMENT(S):
September 30, 2025 Special Magistrate meeting minutes.pdf

TOWN OF LAKE HAMILTON MINUTES
SPECIAL MAGISTRATE HEARING TUESDAY,
SEPTEMBER 30, 2025 3:00 PM

The Special Magistrate of Lake Hamilton held a SPECIAL MAGISTRATE HEARING on Tuesday, September 30, 2025, at 100 Smith Ave., Lake Hamilton, FL 33851.

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

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

The Special Magistrate called the meeting at 3:04 pm

EXPLANATION OF PROCEDURES - Special Magistrate, Joe Mawhinney

Special Magistrate, Joe Mawhinney explained procedures and swore in.

APPROVE OF MINUTES

August 26, 2025, Special Magistrate Meeting Minutes

Special Magistrate Joseph Mawhinney approved the August 26, 2025, Special Magistrate minutes.

OLD BUSINESS

Satisfactions of Fine/Lien

TOTAL LIENS PAID THROUGH - TBA

CONTINUATION – IMPOSITION

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

Code Case #20250025 -- 0 Rose St, Haines City (Lake Hamilton)
Parcel # 272809-822000-090103
Owners: Lonnie Holmes and Betty M. Holmes
Violation(s): Sec. 16-176.1 A & B.1 Accessory Uses & Structures w/o Primary (storage of items on

vacant lot without a primary use such as a home) and Sec. 302.1 Exterior Property Areas, Sanitation (misc. items, junk / debris around the back side of boat/trailer).

Last reinspection: 8/19/2025 -- posted Town Hall and property with the Affidavit of Non-Compliance and Notice of Public Hearing for Imposition of Fines.

Code Officer Lisa Harris presented. She requested for the item to be withdrawn from the agenda. The Special Magistrate granted request to withdrawn from the agenda.

Code Case #20250031 -- 1113 Martin St, Haines City (Lake Hamilton)
Parcel #: 272809-822000-080403
Owner: BV13 LLC
Violation(s): Sec. 302.1 Exterior Property Areas, Sanitation - (outside storage of misc. items, junk / debris).Last reinspection:8/19/2025

Code Officer Lisa Harris presented. She requested for the item to be withdrawn from the agenda due to re-notice. The Special Magistrate granted request to withdrawn from the agenda.

IMPOSITION – UNPAID COST OF ENFORCEMENT FEES – SEE EXHIBIT

RESCISSION/ADJUDICATION OF LIEN

REQUEST TO APPROVE AN EXTENSION OF TIME

Code Case #20240048 - 1121 Martin St. Lake Hamilton,
FL Parcel #272809-822000-080401 Owner: Faith Based Investments LLC
Violations: FBC 1.7 Sec. 105.4.1.2 Expired Permit (Permit to be renewed);
Sec. 105 Permits Required (any other work performed without permits);
Sec. 301.3 General Vacant Structures and Land (must be kept in clean, safe and secure condition);
Sec. 304.10 Stairs, Decks, Porches and Balconies (all walking surfaces small be maintained);
Sec. 304.13 Windows, Skylight and Door Frames (all must be kept in sound condition);
Sec. 304.14 Insect Screens (all windows must have window screens);
Sec. 304.15 Doors (must be maintained and secured from entry);
Sec. 304.2 Protective Treatment (all exterior surfaces must be painted);
Sec. 304.3 Premises Identification (structure must have house numbers visible from the street);
Sec. 304.6 Exterior Structure Walls (must be free from holes, breaks, and rot);
Sec. 304.7 Roofs and Drainage (roof must be in good repair - no defects).

Owner is converting plans back to duplex and complying with what the Building Dept. requires.

Code Officer Lisa Harris presented and requested extension of time. The owner was not present. The Special Magistrate amended the previous order of extension of time and granted extension of 180 days from today's date to come into compliance.

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE

CASES REQUEST FOR REDUCTION CASES FIRST

OFFENSE

Code Case #20250040 -- 325 Chicago Ave, Lake Hamilton,
FL Parcel ID #272816-827000-002070
Owner: Pedro Arroyo Montezuma and Rosa Delores Serpa Serrano
Violations: CH 30 Sec. 30-1 Traffic and Vehicles - Weight Limitation (Shipping container and commercial trailer are not permitted); Sec. 20-46 Prohibition (storage of distressed / abandoned vehicles are not permitted);
Sec. 302.1 Exterior Property Sanitation (all outside storage of misc. items to include junk / debris must be removed); and
Sec. 302.4 Weeds (high grass and weeds must be cut)

Code Officer Lisa Harris presented this case to the Special Magistrate. The owner Pedro Arroyo was present with a translator and commented. Photos were submitted and admitted into evidence. The property was found in violation, and the owner was given 60 days to come into compliance. If the owner fails to do so in the time allotted 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 $87.13 payable within 30 days.

Code Case #20250042 -- 802 Scenic Hwy N, Lake Hamilton,
FL Parcel ID #272816-823000-041012 Owner: Erica Elaine
Grant
Violations: CH 30 Sec. 30 -1 Traffic and Vehicles - Weight Limitation (commercial trailers are not permitted to be stored on the property);
Sec. 302.1 Exterior Property Sanitation - (storage of misc. items, junk / debris must be removed or stored within an enclosed structure);
Sec. 304.7 Roofs and Drainage (roof is in need of repairing / replacing)

NOTE: The owner has been approved through Polk County Neighborhood, Housing and Development to have all structures on the property torn down and a new home built.

Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was present. Photos were submitted and admitted into evidence. The property was found in violation, and the owner was given 90 days to come into compliance. If the owner fails to do so in the time allotted 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 $71.83 payable within 90 days.

Code Case #20250072 -- 0 US Highway 17 N, Lake Hamilton,
FL Parcel ID #272809 -000000-024350 Owner: Quintana
Hamilton Holdings LLC
Violation: Sec. 302.4 Exterior Property Areas, Weeds (overgrown parcel in need of cutting)

NOTE: any vacant lot adjacent to housing developments or other buildings and establishments must be maintained.

Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation, and the owner was given 30 days to come into compliance. If the owner fails to do so in the time allotted there will be a $100 a day fine imposed until said property is found to be in compliance. The Special Magistrate ruled in favor of the town for cost of prosecution in the amount $57.56 payable within 30 days.

Code Case #20250080 -- 30650 US Highway 27, Lake Hamilton, FL
Parcel ID #272817-829503-000040
Owner: Millenium Property Holdings LLC
Violation: Sec 16-176.1A & B.1 Accessory Uses & Structures without Primary (no storage of items are permitted without a primary use)

Code Officer Lisa Harris presented this case to the Special Magistrate. The owner was not present. Photos were submitted and admitted into evidence. The property was found in violation, and the owner was given 90 days to come into compliance. If the owner fails to do so in the time allotted there will be a $100 a day fine imposed until said property is found to be in compliance. The Special Magistrate ruled in favor of the town for cost of prosecution in the amount $56.83 payable within 30 days.

DEMOLITION APPEAL

FORECLOSURE INQUIRY

MONTHLY REPORT -- [ENTER TEXT HERE]

NEXT MEETING DATE – [MONTH DAY], 2025
October 28, 2025, Hearing Date

ADJOURNMENT

Special Magistrate adjourned at 4:11 pm.

ATTEST:

_____

Joseph Mawhinney, Special Magistrate

_____

Jacqueline Borja, Town Clerk

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

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

DATE: October 28, 2025

SUMMARY & RECOMMENDATION: The property was reinspected on September 18, 2025 and found to remain in violation.
Recommendation: To impose a lien in the amount of $6,100.00 plus recording fees of $40.00 for a total of $6,140.00 and the $100.00 a day fine to continue to run until the property comes into compliance

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

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: No financial impact for the Town. The fine and lien is the responsibility of the owner to satisfy when the property comes into compliance

RECOMMENDATION:

ATTACHMENT(S):
20250028 - Oct 28, 2025 Imposition Packet.pdf



U.S. Postal Service™ 2025 0028
CERTIFIED MAIL® RECEIPT Oct'25 Imp.
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
Earlie V. White

Street and Apt. No., or PO Box No.
PO Box 302

City, State, ZIP+4®
Lake Hamilton, FL 33851-0302

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

LAKE HAMILTON, FL 33851
SEP 23 2025
Postmark Here

7022 3330 0001 4974 8214



2025 0028 Oct'25 IMP

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:

Earlie V. White
PO Box 302
Lake Hamilton, FL
33851-0302

9590 9402 9262 4295 6250 77

2. Article Number (Transfer from service label)
7022 3330 0001 4974 8214

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Timothy

C. Date of Delivery
10/3/25

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

★ Received ★
OCT 06 2025

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

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

Notice of Public Hearing for Imposition of Fines

09/19/2025

Earlie V White
P O Box 302
Lake Hamilton, FL 33851-0302

TOWN OF LAKE HAMILTON
Petitioner

vs.

Earlie V White
Respondent(s)

Violation Case #: 20250028
Prop. App. Parcel ID: 272809-822000-090401
Property Address: 1133 Rose St

Dear Respondent(s),

Attached is a copy of an AFFIDAVIT OF NON-COMPLIANCE in the above referenced case for the following violation of SEC. 302.1 EXTERIOR PROPERTY AREAS, SanitationSEC. 302.4 EXTERIOR PROPERTY AREAS, WeedsSEC. 304.6 EXTERIOR STRUCTURE WALLSSEC. 304.7 ROOFS AND DRAINAGE, at the address of 1133 Rose St Lake Hamilton FL 33851, submitted to this office by the Code Enforcement Division for the town of Lake Hamilton. At the previous Special Magistrate hearing on 07/29/2025 the Special Magistrate gave you until 08/28/2025 to bring your property into compliance. Since you have not complied with the Special Magistrate's Order in a timely manner, a penalty has accrued and is still accruing at the rate of **100.00 per day**.

This is to advise you that the Special Magistrate shall hold a hearing on **10/28/2025 at 3:00 p.m. at the Town of Lake Hamilton, 100 Smith Ave. Lake Hamilton, FL 33851**, at the request of the Lake Hamilton Code Enforcement Division, to impose a lien in the amount of $6,100.00 plus recording fees of $40.00 for **a total of $6,140.00** and a $100.00 a day fine against your property, which may be foreclosed on or after ninety (90) days. A foreclosure leads to the sale of the property to which a lien is attached in order to satisfy that debt.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact your code Investigator, Lisa Harris at 863-332-0328. When the property is in compliance, please contact this office at 863-439-1910 regarding payment of the accrued penalty.

Sincerely,

Town Clerk

LIEN CALCULATOR

CASE # __ 20250028

FIRST OFFENSE ORDER COMPLIANCE DATE:	08/28/25
NEXT SM HEARING DATE:	10/28/25
DAYS IN VIOLATION:	61
RECORDING FEES:	$40.00
COST OF I ENFORCEMENT:	
DAILY FINE:	$100.00

LIEN AMOUNT $6,100.00 TOTAL: $6,140.00

***** THIS IS FOR IMPOSITION HEARING

TOWN OF LAKE HAMILTON
SPECIAL MAGISTRATE

09/19/2025

Town of Lake Hamilton, Violation No:20250028
Petitioner,
vs.
Earlie V White
Respondent(s),
_____/

STATE OF FLORIDA)
SS:
COUNTY OF POLK)

AFFIDAVIT OF NON-COMPLIANCE

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

1. That on **07/29/2025** the Lake Hamilton Special Magistrate held a Public Hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action on or before **08/28/2025.**
3. That a re-inspection was performed on **09/18/2025.**
4. That the re-inspection reveled that the corrective action ordered by the Special Magistrate has not been taken and the violation has not been corrected.

FURTHER AFFIANT SAYETH NOT.

AFFIRMATION UNDER OATH

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

Lisa Harris _____ 9/19/25

Lisa Harris Date
as the Code Investigator for 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 9/19/2025.

(AFFIX NOTARY STAMP)

NOTARY PUBLIC STATE OF FLORIDA
YASINA MERCADO
Commission # HH 320904
Expires November 25, 2026

Yasina Mercado
Notary Public, State of Florida

Yasina Mercado
Printed/Typed Name

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250097 -- 915 Main St, Lake Hamilton
Parcel ID #272817-829000-000140
Owner: Sparkle Clean Inc.
Violation(s): Sec. 105 Permits Required (installation of driveway and open carport); Sec. 26-1 Curb Cuts (The maximum number of curb cuts permitted into any street shall be: Lot Width of Abutting Street (number of cuts) -- Less than 60 feet (1), 60 feet to 150 feet (2) plus (1) for each additional 60 feet.

DATE: October 28, 2025

SUMMARY & RECOMMENDATION: Obtain permits for the open carport and the driveway aprons have to be placed back to the original state (grass).

Recommendation: (60) days / $100.00
Cost of Enforcement: $57.56

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

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: No financial impact for Town. However, if respondent doesn't comply by time frame given, then can have fines assessed.

RECOMMENDATION:

ATTACHMENT(S):
20250097 - Oct 28, 2025 SM Packet.pdf

USPS Tracking®

FAQs >

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Tracking Number:

70223330000149748184

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Latest Update

Your item was picked up at the post office at 3:04 pm on September 23, 2025 in WINTER HAVEN, FL 33881.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Individual Picked Up at Post Office

WINTER HAVEN, FL 33881
September 23, 2025, 3:04 pm

See All Tracking History

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

Text & Email Updates ⌄

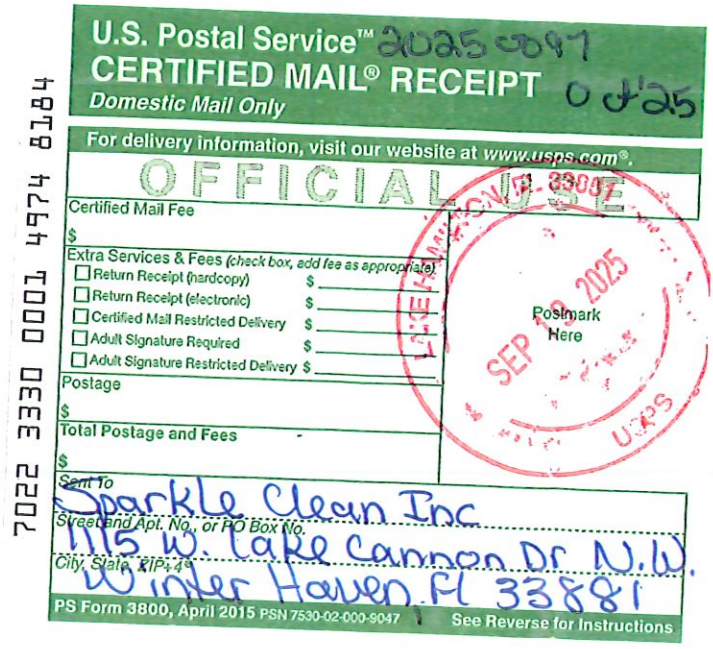
USPS Tracking Plus® ⌄

Product Information ⌄

See Less ^

Track Another Package

Enter tracking or barcode numbers



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CERTIFIED MAIL® RECEIPT Oct'25
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

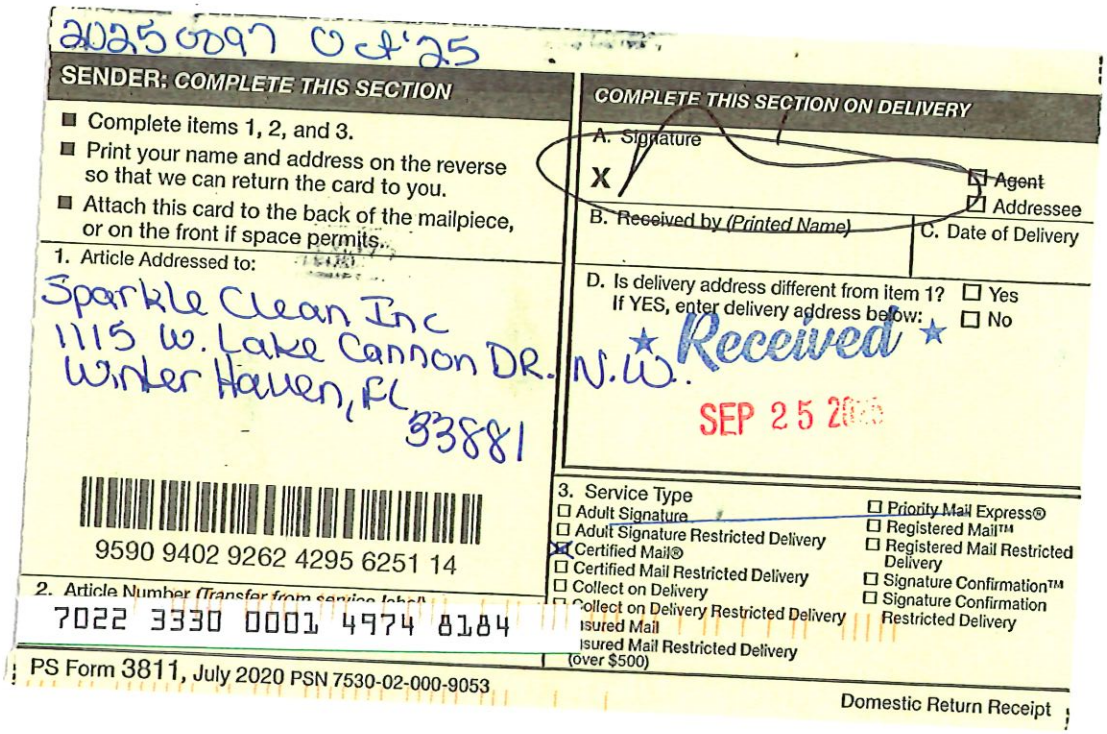
Total Postage and Fees
$

Postmark Here
SEP 25 2025
USPS

Sent To
Sparkle Clean Inc
Street and Apt. No., or PO Box No.
1115 W. Lake Cannon Dr N.W.
City, State, ZIP+4®
Winter Haven FL 33881

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

7022 3330 0001 4974 8184



2025 0097 Oct'25

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Sparkle Clean Inc
1115 W. Lake Cannon DR. N.W.
Winter Haven, FL 33881

9590 9402 9262 4295 6251 14

2. Article Number (Transfer from service label)
7022 3330 0001 4974 8184

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 ★
SEP 25 2025

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

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

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250097	**Date of Violation:** 08/27/2025	**Property Address:** 915 Main St Lake Hamilton, FL 33851
Property Owner(s): Sparkle Clean Inc	**Property Owner(s) Address:** 1115 West Lake Cannon Dr Cooper City, FL 33330-4275	**Mailing Address:** 1115 West Lake Cannon Drive Northwest, Winter Haven FL 33881
Parcel Number: 272817-829000-000140		
Property Description: REPLAT OF MARIE VILLA OR SAMPLES SUB PB 6 PG 14 LOT 14		

NOTICE:

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

Violation(s):
SEC. 105 PERMITS REQUIRED

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

Violation(s):
Sec. 26-1 - Curb Cuts

Violation(s) Description:
Regulations: In order to promote the safety of motorists and pedestrians, and to minimize traffic congestion and conflict by reducing the potential points of contact, the following regulations shall apply: Curb cuts to private property intended for vehicular use to and / or from a public street shall not exceed 24 feet in width, nor be less than ten feet, at the right-of-way line, except as may otherwise be provided.

The maximum number of curb cuts permitted into any street shall be: Lot Width of Abutting Street (number of cuts) -- Less than 60 feet (1), 60 feet to 150 feet (2) and over 150 feet (2) plus (1) for each additional 60 feet

Narrative:

Recommended Corrective Action:
Please obtain permits for the installation of driveway and open carport and make corrections to the curb cut requirements set forth in the Town's code

To Be Corrected By: 10/03/2025	**Re-Inspection Date:** 10/07/2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748184

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250097
Petitioner,
vs.
Sparkle Clean Inc

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 **October 28, 2025 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: 09/18/2025

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, Sparkle Clean Inc, 1115 West Lake Cannon Dr Cooper City FL 33330-4275.

Return Receipt Number: **70223330000149748184**

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:20250097
Petitioner,
vs.
Sparkle Clean Inc

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 Sparkle Clean Inc of 1115 West Lake Cannon Dr, Cooper City, FL 33330-4275, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 915 Main 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 _____ 9/18/25

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 September 18, 2025
(AFFIX NOTARY STAMP)

_____
Notary Public, State of Florida

SHAWNA LEIGH SCHUETTE
Notary Public
State of Florida
Comm# HH267100
Expires 5/23/2026

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, Sparkle Clean Inc located at 1115 West Lake Cannon Dr Cooper City FL 33330-4275 and is described as: REPLAT OF MARIE VILLA OR SAMPLES SUB PB 6 PG 14 LOT 14, Sub.: and further described as: 915 Main St, Lake Hamilton, FL, 33851.

Violation:

SEC. 105 PERMITS
REQUIRED
Sec. 26-1 - Curb Cuts

Mailed to:

Sparkle Clean Inc
1115 West Lake Cannon Dr Cooper City FL 33330-4275

1115 West Lake Cannon Dr
Winter Haven FL 33881

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 105 PERMITS
REQUIRED
Sec. 26-1 - Curb Cuts

Narrative:

Recommended corrective action:
Please obtain permits for the installation of driveway and open carport and make corrections to the curb cut requirements set forth in the Town's code

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

TAMPA FL 335
28 AUG 2025

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 33851
02 7H
0006169434
$ 000.74⁰
AUG 27 2025

★ Received ★
SEP 09 2025

Sparkle Clean Inc
1115 West Lake Cannon DR
Cooper City, FL 33330-4275

NIXIE 331 DE 1
RETURN T
NO SUC
UNABLE

NSN
33851>0126

BC: 338510126

20250097 C/L

COURTESY NOTICE

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

Date: 08/27/2025

Case Number: 20250097

Owner(s): Sparkle Clean Inc

Violation Address: 915 Main St, Lake Hamilton, FL 33851

Property ID: 272817-829000-000140

Violation(s):

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

2. **Sec. 26-1 - Curb Cuts**
   Regulations: In order to promote the safety of motorists and pedestrians, and to minimize traffic congestion and conflict by reducing the potential points of contact, the following regulations shall apply: Curb cuts to private property intended for vehicular use to and / or from a public street shall not exceed 24 feet in width, nor be less than ten feet, at the right-of-way line, except as may otherwise be provided.

   The maximum number of curb cuts permitted into any street shall be: Lot Width of Abutting Street (number of cuts) -- Less than 60 feet (1), 60 feet to 150 feet (2) and over 150 feet (2) plus (1) for each additional 60 feet

Recommended corrective action:

Please obtain permits for the installation of driveway and open carport

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 9/27/2025.

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

Cordially,

Lisa Harris

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

Lisa Harris

From:	Patrick Henry
Sent:	Wednesday, August 27, 2025 8:31 AM
To:	Lisa Harris
Cc:	Jeffrey Ball
Subject:	915 Main St.

Hello Lisa, at 915 Main St. the homeowner has done a driveway improvement. They have created a loop with a second cut to Lake St.
This goes against the Town Code as it is within 30 feet of a street intersection. I do not believe a permit was opened with the Town.
Please advise if you recommend any action from the Town.

Sec. 26-1. - Curb cuts.

(a)

Regulations. In order to promote the safety of motorists and pedestrians, and to minimize traffic congestion and conflict by reducing the potential points of contact, the following regulations shall apply:

(1)

Curb cuts to private property intended for vehicular use to and/or from a public street shall not exceed 24 feet in width, nor be less than ten feet, at the right-of-way line, except as may otherwise be provided.

(2)

The maximum number of curb cuts permitted into any street shall be:

Lot Width of Abutting Street	Number of Cuts
Less than 60 feet	1
60 feet to 150 feet	2
Over 150 feet	2, plus 1 for each additional 60 feet

(3)

No curb cut or driveway apron shall be permitted nearer than 30 feet to any intersecting street curb or the proposed location of an intersecting street curb.

Thank you,

INSTR # 2025139922
BK 13587 Pgs 0500-0501 PG(s)2
06/16/2025 02:54:34 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 700.00

Prepared by and return to:
Amanda Eddy
Trusted Title Pros, LLC
601 S Lake Destiny Rd
Suite 180
Maitland, FL 32751
(407) 288-8661
File No 25-277

Parcel Identification No 17-28-27-829000-000140

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **28th day of May, 2025** between **Swift Re Acquisition LLC, a Florida Limited Liability Company**, whose post office address is **5245 Southwest 121st Avenue, Cooper City, FL 33330**, Grantor, to **Sparkle Clean, Inc, a Florida Corporation**, whose post office address is **1115 West Lake Cannon Drive Northwest, Winter Haven, FL 33881**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$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, Florida, to-wit:

Lot 14, of REPLAT OF MARIE VILLA, according to the Plat thereof, as recorded in Plat Book 6, Page 14, and Plat Book 6 page 35 of the Public Records of Polk County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 5245 Southwest 121st Avenue, Cooper City, FL 33330.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Swift Re Acquisition LLC, a Florida Limited Liability Company

By: Nathan Barnes
Nathan D. Barnes, Manager

WITNESS
PRINT NAME: Richard Castro

9316 N.W. 55th St.
Sunrise, FL 33351
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Mauricio Costro

9316 NW 65 St
Sunrise, FL 33351
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 28th day of May, 2025, by Nathan D. Barnes, Manager of Swift Re Acquisition LLC, a FL Limited Liability Company, on behalf of the company, ( ) who is/are personally known to me or (X) who has/have produced U.S. PASSPORT as identification.

Signature of Notary Public

Richard Castro
Print, Type/Stamp Name of Notary

RICHARD CASTRO
Notary Public - State of Florida
Commission # HH 523796
My Comm. Expires Jun 11, 2028
Bonded through National Notary Assn.

Stacy M. Butterfield POLK
CFN# 2025139922 OR BK 13587 PG 501 Pgs 0500-0501 06/16/2025 02:54:34 PM

Polk County
Property Appraiser
Print Date: 10/09/2025

2025

Owner/Mailing Address:
SPARKLE CLEAN INC
1115 WEST LAKE CANNON DR NORTHWEST
WINTER HAVEN FL 33881

Site Address:
915 MAIN ST LAKE HAMILTON 33851

27-28-17-829000-000140
REPLAT OF MARIE VILLA OR SAMPLES SUB PB 6 PG 14
LOT 14

Building Characteristics

0180 Res. Lakefront

Category	Type
Drive/Walk Way	NONE-DIRT
Exterior Wall	WOOD
Fencing	None
Floor Cover	VINYL TILE
Frame / Const Type	WOOD FRAME
Interior Wall	PLASTER
Roof Structure	GABLE-SHINGLE
Shape	SQUARE
Style	SINGLE FAMILY
Substruct	Piers

Category	Units	Adjustment
Cntrl Heating / AC	0.87	-2140
Fireplace Stacks	1	2460
Fixtures: Addl	0	0
Room: Bedroom	2	0
Room: Full Bath	1	0
Room: Half Bath	0	0

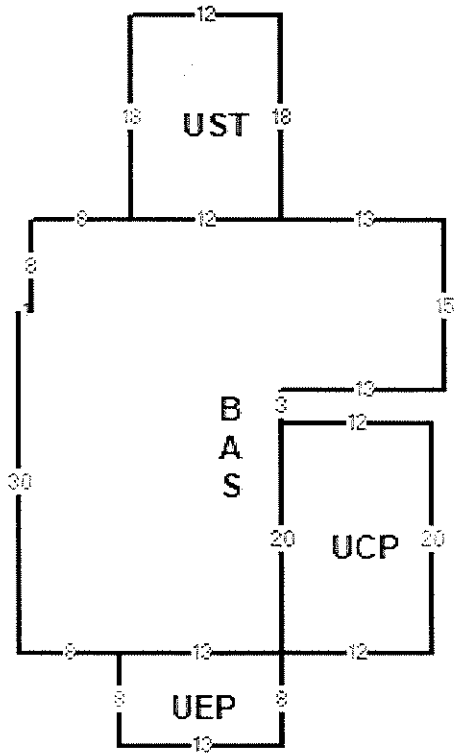
Base Rate Adj.	Adjustment
Size Adjustment	1.00390
Story Height Adj	1.00000

Depreciation Adj — **Adjustment**

Type	Class	Quality	Perimeter
SF	0	AV	144

AYB	EYB	RCNLD	Norm Dpr	%Good
1932	1932	77,078	40.00%	60.00%

RCNLD - Replacement Cost New Less Depreciation



Card 1 of 1
Building No: 1 - Single Family

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
05/28/2025	01	I	13587 / 00500	100,000	SWIFT RE ACQUISITION LLC	SPARKLE CLEAN INC
05/21/2025	01	I	13581 / 02085	85,000	MCCRAE BRAD	SWIFT RE ACQUISITION LLC
02/20/2024	11	I	13012 / 01149	156,300	BLACK HEART HOUSING LLC	MCCRAE BRAD
01/19/2024	11	I	12978 / 00871	156,300	POLK COUNTY	BLACK HEART HOUSING LLC

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

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2025 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:
http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272817829000000140

Total Acreage:	**0.33**
Millage Code:	**90450**
Neighborhood Code:	**140460.00**
Neighborhood Adj:	**1.02**

Value Summary 2025
Market Valuation Method: Marshall & Swift
Market Valuation:

Market Land Value:	74,256
Classified Land Value:	0
* Assd Land Value:	74,256
* Tot Bldg Value:	77,078
* Tot XF Value:	0
Tot Jst Value:	151,334
Market Value:	151,334
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2025
Usage % Cap:	100.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	151,334
Maximum Cap:	151,334
Market Value:	151,334

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	151,334
Cap Diff:	0
Portability	0
Total Value:	151,334
Exemption Value:	0
Taxable Value:	151,334
School Taxable Val:	151,334

Polk County
Property Appraiser
Print Date: 10/09/2025

2025

Owner/Mailing Address:
SPARKLE CLEAN INC
1115 WEST LAKE CANNON DR NORTHWEST
WINTER HAVEN FL 33881

Site Address:
915 MAIN ST LAKE HAMILTON 33851

27-28-17-829000-000140

REPLAT OF MARIE VILLA OR SAMPLES SUB PB 6 PG 14
LOT 14

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	0030	Lakefront Site	60.00	221.00	60.00	F	20	1.04	1,190.00	1,237.60	100.00%	74,256

Sub Areas for Building 1

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	985	X	105.77	104,183	UCP	240		22.02	5,285	UEP	104		88.09	9,161	UST	216		44.05	9,515
																		Gross Area:	1,545
																		Living Area:	985

Account 272817 [illegible]

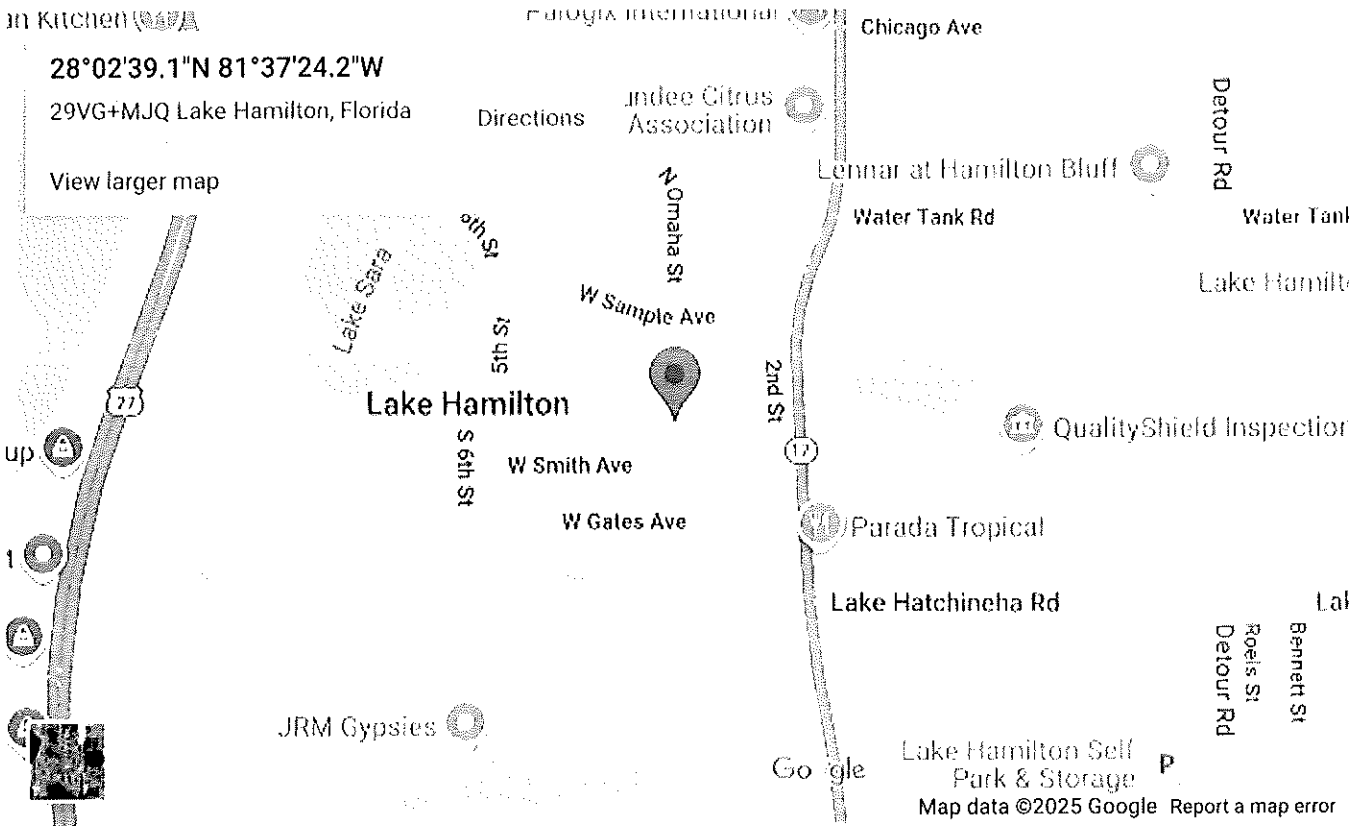
Tax Year 2024 Print Bill Watch

Unpaid Bills All Bills

No unpaid bills

Legal

REPLAT OF MARIE VILLA OR SAMPLES SUB PB 6 PG 14 LOT 14



2024 Charaes

Tax Collector

Joe G. Tedder

Tax Collector for Polk C

Lookup

Cart

Assessed	Exempt	Taxable	Millage
145929	0	145929	0.05000

C104 POLK COUNTY ENV LANDS ACQUISITION $21.89

Assessed	Exempt	Taxable	Millage
145929	0	145929	0.15000

SCHOOL GENERAL FUND $584.52

Assessed	Exempt	Taxable	Millage
153982	0	153982	3.79600

SCHOOL LOCAL CAPITAL IMPROVEMENT $230.97

Assessed	Exempt	Taxable	Millage
153982	0	153982	1.50000

TOWN OF LAKE HAMILTON $1,229.83

Assessed	Exempt	Taxable	Millage
145929	0	145929	8.42760

SOUTHWEST FLA WATER MGMT DIST $27.86

Assessed	Exempt	Taxable	Millage
145929	0	145929	0.19090

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

Parcel Details: 27-28-17-829000-000140

Owners *Recently purchased this property? Click here.*

SPARKLE CLEAN INC 100%

Mailing Address *(Address Change form)*

1115 WEST LAKE CANNON DR
COOPER CITY FL 33330-4275

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

915 MAIN ST

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	**MARIE VILLA OR SAMPLES SUB REPLAT**
Property (DOR) Use Code	**Res. Lakefront (Code: 0180)**
Acreage	**0.33**
Community Redevelopment Area	**NOT IN CRA**

8/26/25

N/C Bldg w/o and permits

Curb cut violation

20250097

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 272817

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
13587/00500	05/2025	W	I	SPARKLE CLEAN INC	$100,000
13581/02085	05/2025	W	I	SWIFT RE ACQUISITION LLC	$85,000

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250073 -- 1025 Scenic Hwy, Haines City (LH)
Parcel #272809-000000-024010
Owner: Quintana Hamilton Holdings LLC
Violation: Sec. 302.4 Exterior Property Areas, Weeds.

DATE: October 28, 2025

SUMMARY & RECOMMENDATION: Mow all overgrowth on parcel
Recommendation: (15) days to comply or a $100.00 a day fine to be imposed
Cost of Enforcement fees: $98.22

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

ATTORNEY REVIEW: YES: ☐ NO: ☐ N/A: ☒

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: No financial impact for Town. However, if the owner does not comply a daily fine could be imposed.

RECOMMENDATION:

ATTACHMENT(S):
20250073 - Oct 28, 2025 SM Packet.pdf

7022 3330 0001 4974 8221

U.S. Postal Service™ 20250073
CERTIFIED MAIL® RECEIPT Oct'25
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To
Quintana Hamilton Holdings LLC
Street and Apt. No., or PO Box No.
1025 State Road 17S
City, State, ZIP+4®
Haines City FL 33844-1500

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

LK HAMILTON, FL 33851
Postmark Here
SEP 24 2025
USPS

20250073 Oct'25

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Quintana Hamilton Holdings LLC
1025 State Road 17S
Haines City, FL
33844-1500

9590 9402 9262 4295 6250 60

2. Article Number (Transfer from service label)
7022 3330 0001 4974 8221

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RH ☐ Agent ☐ Addressee

B. Received by (Printed Name) RH
C. Date of Delivery 9/26/25

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

Received
OCT 02 2025

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ red Mail
- ☐ red Mail Restricted Delivery
- ☐ r $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Code Enforcement

Special Magistrate for the Town of Lake Hamilton

Violation No. 20250073

Property Address: 1025 Scenic Hwy N

Property Legal: N1/2 OF SW1/4 OF SE1/4 LESS BEG AT SE COR OF W1/2 OF NE1/4 OF SW1/4 OF SE1/4 RUN WLY 25 FT NELY TO PT ON E BNDRY OF SAID W1/2 OF NE1/4 OF SW1/4 OF

Town of Lake Hamilton

Petitioner

v.

Respondent, Quintana Hamilton Holdings LLC

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 23 day of September, 2025, the above Respondent was furnished by certified mail with return receipt, and first class mail service a Notice of Hearing in relation to the above case number as required by Florida Statute 162.12(2)(B)1.

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

Lisa Harris

Sworn to and subscribed before me this 23rd day of September, 2025 by Lisa Harris

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

Notary Public
State of Florida

YASINA MERCADO
Commission # HH 320904
Expires November 25, 2026

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250073	**Date of Violation:** 07/16/2025	**Property Address:** 1025 Scenic Hwy N Haines City, FL 33844
Property Owner(s): Quintana Hamilton Holdings LLC	**Property Owner(s) Address:** 1025 State Road 17 S Haines City, FL 33844-1500	**Mailing Address:**
Parcel Number: 2728098-000000-024010		
Property Description: N1/2 OF SW1/4 OF SE1/4 LESS BEG AT SE COR OF W1/2 OF NE1/4 OF SW1/4 OF SE1/4 RUN WLY 25 FT NELY TO PT ON E BNDRY OF SAID W1/2 OF NE1/4 OF SW1/4 OF		

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

Violation(s): SEC. 302.4 EXTERIOR PROPERTY AREAS, Weeds	
Violation(s) Description: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be dfined as all grasses, annual plans and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.	
Narrative: THIS IS AN AMENDED VIOLATION NOTICE	
Recommended Corrective Action: Please mow parcel	
To Be Corrected By: 10/08/2025	**Re-Inspection Date:** 10/09/2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748221

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250073
Petitioner,
vs.
Quintana Hamilton Holdings 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 **October 28, 2025 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: 09/23/2025

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, Quintana Hamilton Holdings LLC, 1025 State Road 17 S Haines City FL 33844-1500.

Return Receipt Number: **70223330000149748221**

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:20250073
Petitioner,
vs.
Quintana Hamilton Holdings 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 Quintana Hamilton Holdings LLC of 1025 State Road 17 S, Haines City, FL 33844-1500, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1025 Scenic Hwy N, 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 _____ 9/23/25

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

STATE OF FLORIDA
COUNTY OF POLK

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

SWORN TO AND SUBSCRIBED before me, on this 23rd day of September

(AFFIX NOTARY STAMP)

Yasina Mercado
Notary Public, State of Florida

NOTARY PUBLIC STATE OF FLORIDA
YASINA MERCADO
Commission # HH 320904
Expires November 25, 2026

Yasina Mercado
Printed/Typed Name

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

Code Enforcement Special Magistrate
Town of Lake Hamilton

Exhibit A

Legal description of property owned by RESPONDENT, Quintana Hamilton Holdings LLC located at 1025 State Road 17 S Haines City FL 33844-1500 and is described as: N1/2 OF SW1/4 OF SE1/4 LESS BEG AT SE COR OF W1/2 OF NE1/4 OF SW1/4 OF SE1/4 RUN WLY 25 FT NELY TO PT ON E BNDRY OF SAID W1/2 OF NE1/4 OF SW1/4 OF, Sub.: and further described as: 1025 Scenic Hwy N, Haines City, FL, 33844.

Violation:

SEC. 302.4 EXTERIOR
PROPERTY AREAS, Weeds

Mailed to:

Quintana Hamilton Holdings LLC
1025 State Road 17 S Haines City FL 33844-1500

THIS IS AN AMENDED NOTICE

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 302.4 EXTERIOR
PROPERTY AREAS, Weeds

Narrative:

Recommended corrective action:
Please mow parcel

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



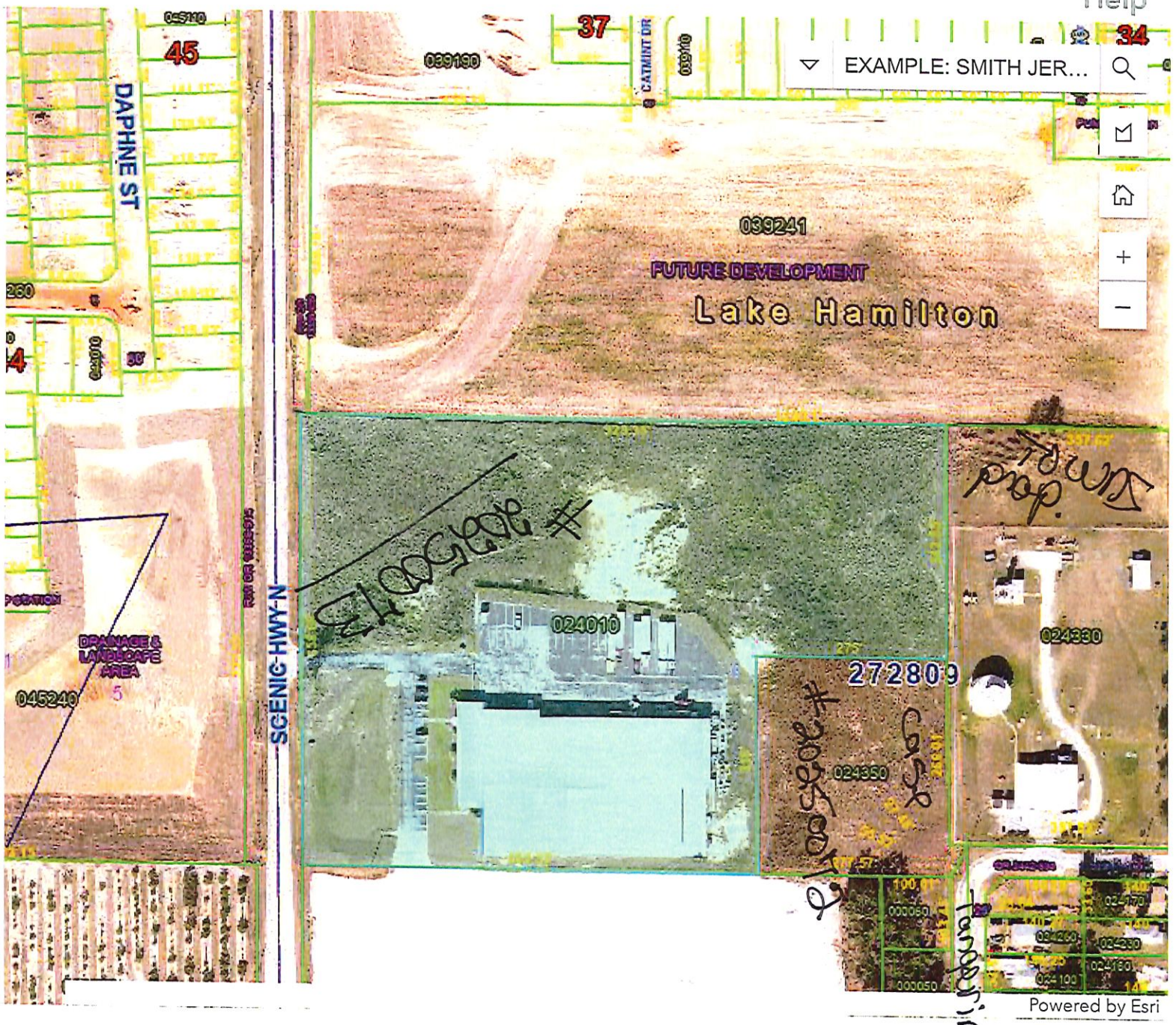
Polk County Property Appraiser

Interactive Map

Help

- Layers
- Basemaps
- Legend
- Export/Print
- Measurement
- Email Link to Map
- Coordinate Conversion
- Sketch
- Select Parcels
- Submit Feedback
- Troubleshooting
- Collapse

EXAMPLE: SMITH JER...



CERTIFIED MAIL

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

7022 3330 0001 4974 8092

TAMPA FL 335
AUG 2025

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 33851
02 7H
0006169434
$ 010.44⁰
AUG 07 2025

1st NOTICE 8/30
2nd NOTICE 9/4
RETURNED 9/14

Quintana Hamilton Holdings LLC
1025 State Road 17 S
Haines City, FL 33844-1500

RETURN RECEIPT REQUESTED

★ Received ★
SEP 03 2025

NIXIE 339 DE 1 0008/28/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33851012626 *2101-05489-09-31

UNC
33844-150126 BC

20250073 V.N.E NOH

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Sept '25
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate) $
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage $
Total Postage and Fees $
Sent To
Quintana Hamilton Holdings LLC
Street and Apt. No., or PO Box No.
1025 State Road 17 S
City, State, ZIP+4®
Haines City, FL 33844-1500
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

Postmark Here
LAKE HAMILTON, FL 33851
AUG -8 2025

7022 3330 0001 4974 8092

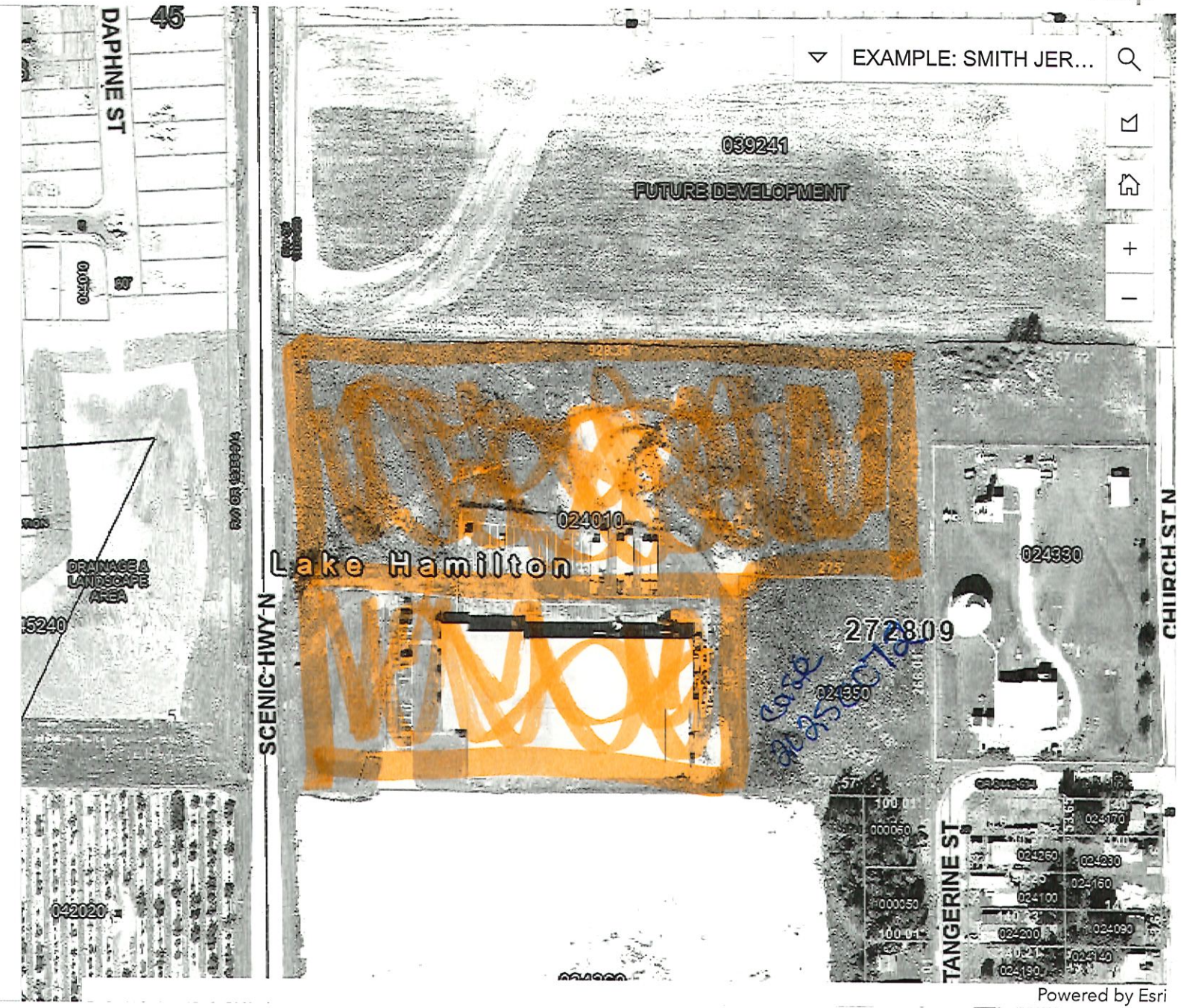
45

Polk County Property Appraiser

Interactive Map

Help

- Layers
- Basemaps
- Legend
- Export/Print
- Measurement
- Email Link to Map
- Coordinate Conversion
- Sketch
- Select Parcels
- Submit Feedback
- Troubleshooting
- Collapse



Powered by Esri

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250073	**Date of Violation:** 07/16/2025	**Property Address:** 1025 Scenic Hwy N Haines City, FL 33844
Property Owner(s): Quintana Hamilton Holdings LLC	**Property Owner(s) Address:** 1025 State Road 17 S Haines City, FL 33844-1500	**Mailing Address:**
Parcel Number: 2728098-000000-024010		
Property Description: N1/2 OF SW1/4 OF SE1/4 LESS BEG AT SE COR OF W1/2 OF NE1/4 OF SW1/4 OF SE1/4 RUN WLY 25 FT NELY TO PT ON E BNDRY OF SAID W1/2 OF NE1/4 OF SW1/4 OF		

NOTICE:

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

Violation(s): SEC. 302.4 EXTERIOR PROPERTY AREAS, Weeds	
Violation(s) Description: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be dfined as all grasses, annual plans and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.	
Narrative:	
Recommended Corrective Action: Please mow parcel	
To Be Corrected By: 8/23/25	**Re-Inspection Date:** 8/26/25
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748092

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250073
Petitioner,
vs.
Quintana Hamilton Holdings 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 **September 30, 2025 at 3:00 p.m.**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: 08/07/2025

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, Quintana Hamilton Holdings LLC, 1025 State Road 17 S Haines City FL 33844-1500.

Return Receipt Number: **70223330000149748092**

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:20250073
Petitioner,
vs.
Quintana Hamilton Holdings 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 Quintana Hamilton Holdings LLC of 1025 State Road 17 S, Haines City, FL 33844-1500, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1025 Scenic Hwy N, 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 _____ 8/7/25

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

Date

STATE OF FLORIDA
COUNTY OF POLK

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

SWORN TO AND SUBSCRIBED before me, on August 7th 2025.

(AFFIX NOTARY STAMP)

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

_____
Notary Public, State of Florida

Jeannea Colon
Printed/Typed Name

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

Code Enforcement Special Magistrate
Town of Lake Hamilton

Exhibit A

Legal description of property owned by RESPONDENT, Quintana Hamilton Holdings LLC located at 1025 State Road 17 S Haines City FL 33844-1500 and is described as: N1/2 OF SW1/4 OF SE1/4 LESS BEG AT SE COR OF W1/2 OF NE1/4 OF SW1/4 OF SE1/4 RUN WLY 25 FT NELY TO PT ON E BNDRY OF SAID W1/2 OF NE1/4 OF SW1/4 OF, Sub.: and further described as: 1025 Scenic Hwy N, Haines City, FL, 33844.

Violation:

SEC. 302.4 EXTERIOR
PROPERTY AREAS, Weeds

Mailed to:

Quintana Hamilton Holdings LLC
1025 State Road 17 S Haines City FL 33844-1500

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 302.4 EXTERIOR
PROPERTY AREAS, Weeds

Narrative:

Recommended corrective action:
Please mow parcel

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: 07/18/2025

Case Number: 20250073

Owner(s): Quintana Hamilton Holdings LLC

Violation Address: 1025 Scenic Hwy N, Haines City, FL 33844

Property ID: 2728098-000000-024010

Violation(s):

1. **SEC. 302.4 EXTERIOR PROPERTY AREAS, Weeds**
   All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be dfined as all grasses, annual plans and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

   Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.

Recommended corrective action:

Please mow parcel

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 8/2/25.

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 # 2024153956
BK 13177 Pgs 0916-0918 PG(s)3
07/03/2024 02:45:59 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00

Return to:
Juan C. Valdes, Esq.
Quesada Valdes, PLLC
850 NW 42nd Avenue, Suite 205
Miami, Florida 33126

This Instrument Prepared by:
Juan C. Valdes, Esq.
Quesada Valdes, PLLC
850 NW 42nd Avenue, Suite 205
Miami, Florida 33126

Folio No.: 27-28-09-000000-024010

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed the 28 day of June, 2024, by **Quintana Group LLC**, a Florida limited liability company, as to an undivided 80% interest, whose mailing address is 1025 US Highway 17, Lake Hamilton, Florida 33851 and **G.A.Q. Enterprises, LLC**, a Florida limited liability company, as to an undivided 20% interest, whose mailing address is 1025 US Highway 17, Lake Hamilton, Florida 33851, (the "Grantor"), and **Quintana Hamilton Holdings LLC**, a Florida limited liability company, whose mailing address is 1025 US Highway 17, Lake Hamilton, Florida 33851 (hereinafter "Grantee"):

WITNESSETH, that the said Grantor, for and in consideration of the sum of $10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Polk County, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE TO THE LANDS DESCRIBED HEREIN. GRANTEE ACKNOWLEDGES THAT NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION (EXPRESS OR IMPLIED) BY THE PREPARER IS GIVEN AS TO: THE MARKETABILITY OR CONDITION OF THE TITLE THERETO; THE QUANTITY OF LAND INCLUDED THEREIN; THE LOCATION OF BOUNDARIES THERETO; OR THE EXISTENCE OF LIENS, UNPAID TAXES; OR ENCUMBRANCES.

THIS TRANSFER IS EXEMPT FROM DOCUMENTARY STAMP TAX UNDER CRESCENT MIAMI CENTER, LLC v FLORIDA DEPARTMENT OF REVENUE, 903 So.2d 913 (FLA. 2005) BECAUSE THE BENEFICIAL OWNER OF BOTH THE GRANTOR AND THE GRANTEE IS THE SAME.

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 Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

(Signature of Witness[1])
Sara L. Cmes
(Print Name of Witness[1])
850 NW 42nd Ave, Suite 205
Address[1]
Miami Florida 33126
City, State Zip Code[1]

(Signature of Witness[2])
Cristina Padrino
(Print Name of Witness[2])
850 NW 42nd Ave., # 205
Address[2] Miami, Florida 33126
City, State Zip Code[2]

Quintana Group LLC, a Florida limited liability company

By: _____
Jesus Ignacio Quintana Lopez, Manager

G.A.Q. Enterprises, LLC, a Florida limited liability company

By: Holdings of Christopher, LLC, a Florida limited liability company, its Manager

By: _____
Jesus Ignacio Quintana Lopez, Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of June, 2024, Jesus Ignacio Quintana Lopez, as manager of Quintana Group LLC, a Florida limited liability company, on behalf of the company, and as manager of Holdings of Christopher, LLC, a Florida limited liability company, on behalf of the company, manager of G.A.Q. Enterprises, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or have produced _____ identification.

[Notary Seal]

JUAN C. VALDES
MY COMMISSION # HH 266146
EXPIRES: August 13, 2026

Notary Public
Juan Valdes
Name typed, printed or stamped

Stacy M. Butterfield POLK
CFN# 2024153956 OR BK 13177 PG 917 Pgs 0916-0918 07/03/2024 02:45:59 PM

EXHIBIT "A"

Parcel 1: (Fee Simple Estate)

A parcel of land being a portion of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 28 South, Range 27 East, Polk County, Florida, being described as follows:

Commence at the intersection of the North line of the West 3/4 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 9 and the Easterly right-of-way line of U.S. Highway 17, for the Point of Beginning; thence South 89 degrees 43 minutes 43 seconds East, along said North line, a distance of 653.57 feet; thence North 00 degrees 34 minutes 40 seconds West, parallel with the West line of the East 357.62 feet of aforesaid North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 9, a distance of 316.00 feet; thence South 89 degrees 43 minutes 43 seconds East, a distance of 275.00 feet to said West line of the East 357.62 feet of aforesaid North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 9; thence North 00 degrees 34 minutes 40 seconds West, along said West line, a distance of 342.85 feet to the North line of said North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 9; thence North 89 degrees 44 minutes 21 seconds West, along said North line, a distance of 928.35 feet to the aforesaid Easterly right-of-way line of U.S. Highway 17; thence South 00 degrees 33 minutes 31 seconds East, along said Easterly right-of-way line, a distance of 658.68 feet to the Point of Beginning.

Parcel 2: (Non-Exclusive Easement Estate)

Together with a Non-Exclusive Easement for Utilities for the benefit of Parcel 1 created in that certain Easement Agreement by and between Consolidated Investment Properties, Inc., and Wieland Holdings, Inc., recorded in O.R. Book 10763, Page 50, Public Records of Polk County, Florida.

Stacy M. Butterfield POLK
CFN# 2024153956 OR BK 13177 PG 918 Pgs 0916-0918 07/03/2024 02:45:59 PM

Polk County
Property Appraiser
Print Date: 10/16/2025

2025

Owner/Mailing Address:
QUINTANA HAMILTON HOLDINGS LLC
1025 STATE ROAD 17 S
HAINES CITY FL 33844-1500

Site Address:
1025 SCENIC HWY N HAINES CITY 33844

27-28-09-000000-024010

** N1/2 OF SW1/4 OF SE1/4 LESS BEG AT SE COR OF W1/2 OF NE1/4 OF SW1/4 OF SE1/4 RUN WLY 25 FT NELY TO PT ON E BNDRY OF SAID W1/2 OF NE1/4 OF SW1/4 OF

Building Characteristics

Category	Type
Exterior Wall	NONE
HEAT CODE	ACP

Category	Units	Adjustment
LIVING UNITS	1	0
Stories	1	0
WALL HEIGHT	19	0

Base Rate Adj.	Adjustment
Perimeter Adjustment	0.89200
Stories Adjustment	1.00000
Story Height Adj	1.14000

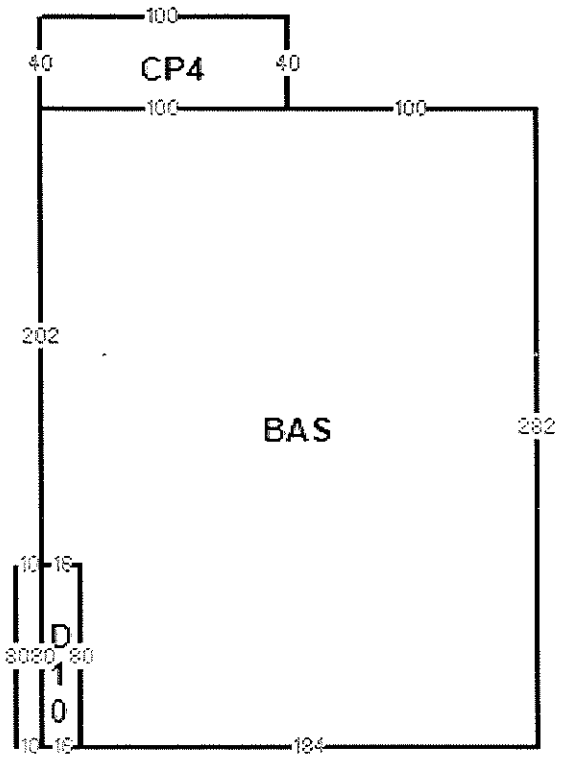
Depreciation Adj	Adjustment

Type	Style	Class	Quality	Perimeter
1427	406	S	AV	964

AYB	EYB	RCNLD	Norm Dpr	%Good
1993	1998	1,400,348	49.00%	51.00%

RCNLD - Replacement Cost New Less Depreciation

4100 Light Manufacturing



Card 1 of 2
Building No: 1 - STORAGE WAREHOUSE

AKA: M.Q PARTS

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/28/2024	11	I	13177 / 00916	0	QUINTANA GROUP LLC	QUINTANA HAMILTON HOLDINGS LLC
01/27/2021	01	I	11566 / 00266	2,225,000	WIELAND HOLDINGS INC	QUINTANA GROUP LLC
02/20/2019	01	I	10769 / 01395	2,227,400	CONSOLIDATED INVESTMENT PROPERT...	WIELAND HOLDINGS INC
01/19/2006	00	I	6608 / 1308	2,500,000	QUBICA USA INC	CONSOLIDATED INVESTMENT PROPERTIES

* 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.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272809000000024010

Total Acreage:	**12.04**
Millage Code:	**90450**
Neighborhood Code:	**6666.25**
Neighborhood Adj:	**1.00**

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	89,194
Classified Land Value:	0
* Assd Land Value:	89,194
* Tot Bldg Value:	1,761,186
* Tot XF Value:	110,040
Tot Jst Value:	1,960,420
Market Value:	1,960,420
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2025
Usage % Cap:	100.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	1,960,420
Maximum Cap:	1,960,420
Market Value:	1,960,420

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	1,960,420
Cap Diff:	0
Portability	0
Total Value:	1,960,420
Exemption Value:	0
Taxable Value:	1,960,420
School Taxable Val:	1,960,420

Polk County
Property Appraiser
Print Date: 10/16/2025

2025

Owner/Mailing Address:
QUINTANA HAMILTON HOLDINGS LLC
1025 STATE ROAD 17 S
HAINES CITY FL 33844-1500

Site Address:
1025 SCENIC HWY N HAINES CITY 33844

27-28-09-000000-024010

** N1/2 OF SW1/4 OF SE1/4 LESS BEG AT SE COR OF W1/2 OF NE1/4 OF SW1/4 OF SE1/4 RUN WLY 25 FT NELY TO PT ON E BNDRY OF SAID W1/2 OF NE1/4 OF SW1/4 OF

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	FEN1	FENCE AVG QUALITY CHAIN LINK	0	1,300	3	19.46	19.46	1.00	100.00%	2008	2008	2020	50.00%	12,649
2	CON	CONCRETE	0	500	0	4.23	4.23	1.00	84.00%	1993	1993	1994	42.00%	888
3	PKR	PARKING LOT LESS THAN 100,000 SQFT	0	43,470	0	4.44	4.44	1.00	100.00%	1993	1993	2023	50.00%	96,503

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	0103	Land Code	0.00	0.00	524,671.00	S	0	1.00	0.17	0.17	100.00%	89,194

Sub Areas for Building 1

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	55,120	X	48.03	2,647,414	D10	1,280		4.80	6,148	CP4	800		19.21	15,370	CP4	4,000		19.21	76,848

Gross Area: 61,200

Living Area: 55,120

Polk County
Property Appraiser
Print Date: 10/16/2025

2025

Owner/Mailing Address:
QUINTANA HAMILTON HOLDINGS LLC
1025 STATE ROAD 17 S
HAINES CITY FL 33844-1500

Site Address:
1025 SCENIC HWY N HAINES CITY 33844

27-28-09-000000-024010

** N1/2 OF SW1/4 OF SE1/4 LESS BEG AT SE COR OF W1/2 OF NE1/4 OF SW1/4 OF SE1/4 RUN WLY 25 FT NELY TO PT ON E BNDRY OF SAID W1/2 OF NE1/4 OF SW1/4 OF

Building Characteristics

4100 Light Manufacturing

Category	Type
Exterior Wall	NONE
HEAT CODE	ACP

Category	Units	Adjustment
LIVING UNITS	1	0
Stories	1	0
WALL HEIGHT	12	0

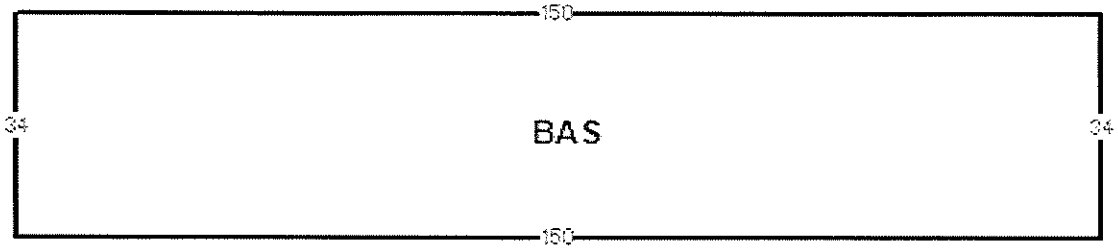
Base Rate Adj.	Adjustment
Perimeter Adjustment	1.02600
Stories Adjustment	1.00000
Story Height Adj	1.00000

Depreciation Adj	Adjustment

Type	Style	Class	Quality	Perimeter
1501	344	S	AV	368

AYB	EYB	RCNLD	Norm Dpr	%Good
1993	1999	360,838	35.00%	65.00%

RCNLD - Replacement Cost New Less Depreciation



Total Acreage:	**12.04**
Millage Code:	**90450**
Neighborhood Code:	**6666.25**
Neighborhood Adj:	**1.00**

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:	
Market Land Value:	89,194
Classified Land Value:	0
* Assd Land Value:	89,194
* Tot Bldg Value:	1,761,186
* Tot XF Value:	110,040
Tot Jst Value:	1,960,420
Market Value:	1,960,420
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2025
Usage % Cap:	100.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	1,960,420
Maximum Cap:	1,960,420
Market Value:	1,960,420
Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	1,960,420
Cap Diff:	0
Portability	0
Total Value:	1,960,420
Exemption Value:	0
Taxable Value:	1,960,420
School Taxable Val:	1,960,420

Card 2 of 2
Building No: 2 - OFFICE BUILDING

AKA: M.Q PARTS

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/28/2024	11	I	13177 / 00916	0	QUINTANA GROUP LLC	QUINTANA HAMILTON HOLDINGS LLC
01/27/2021	01	I	11566 / 00266	2,225,000	WIELAND HOLDINGS INC	QUINTANA GROUP LLC
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01/19/2006	00	I	6608 / 1308	2,500,000	QUBICA USA INC	CONSOLIDATED INVESTMENT PROPERTIES

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**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:
http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272809000000024010

Polk County
Property Appraiser
Print Date: 10/16/2025

2025

Owner/Mailing Address:
QUINTANA HAMILTON HOLDINGS LLC
1025 STATE ROAD 17 S
HAINES CITY FL 33844-1500

Site Address:
1025 SCENIC HWY N HAINES CITY 33844

27-28-09-000000-024010

** N1/2 OF SW1/4 OF SE1/4 LESS BEG AT SE COR OF W1/2 OF NE1/4 OF SW1/4 OF SE1/4 RUN WLY 25 FT NELY TO PT ON E BNDRY OF SAID W1/2 OF NE1/4 OF SW1/4 OF

Extra Features

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1	FEN1	FENCE AVG QUALITY CHAIN LINK	0	1,300	3	19.46	19.46	1.00	100.00%	2008	2008	2020	50.00%	12,649
2	CON	CONCRETE	0	500	0	4.23	4.23	1.00	84.00%	1993	1993	1994	42.00%	888
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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	0103	Land Code	0.00	0.00	524,671.00	S	0	1.00	0.17	0.17	100.00%	89,194

Sub Areas for Building 2

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	5,100	X	108.85	555,135															

Gross Area: 5,100
Living Area: 5,100

Parcel Details: 27-28-09-000000-024010

Owners *Recently purchased this property? Click here.*

QUINTANA HAMILTON HOLDINGS LLC 100%

Mailing Address *(Address Change form)*

1025 STATE ROAD 17 S
HAINES CITY FL 33844-1500

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

1025 SCENIC HWY N

Postal City and Zip

HAINES CITY FL 33844

Parcel Information

Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**6666.25** Search Recent Sales in this Neighborhood
Subdivision	**NOT IN SUBDIVISION**
Property (DOR) Use Code	**Light Manufacturing (Code: 4100)**
Acreage	**12.04**
Community Redevelopment Area	**NOT IN CRA**

7/15/25
Oly
20250073

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



Section Maps for 272809

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.

1 TPP Account(s)

⊞ List of Accounts

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

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250088 -- 104 Orange Dr, Lake Hamilton
Parcel #272816-825800-002151
Owner: Oscar Danilo Zapata and Yarleny Ortega
Violation: Sec. 302.1 Exterior Property Areas, Sanitation (construction debris - broken blocks or concrete needing removed)

DATE: October 28, 2025

SUMMARY & RECOMMENDATION: Piles of broken blocks or concrete must be removed.
Recommendation: (15) days to comply or a $100.00 a day fine to be imposed.
Cost of Enforcement fees: $56.53

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 respondent if they do not correct violation

RECOMMENDATION:

ATTACHMENT(S):
20250088 - Oct 28, 2025 SM Packet.pdf

7022 3330 0001 4974 8283

U.S. Postal Service™ 20250088
CERTIFIED MAIL® RECEIPT Oct'25
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Postmark Here
OCT 2 2025

Sent To
Oscar Danilo Zapata and Yarleny Ortega
Street and Apt. No., or PO Box No.
1621 Ridge View Dr
City, State, ZIP+4®
Dundee, FL 33838-4443

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

20250088 Oct'25

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

1. Article Addressed to:
Oscar Danilo Zapata
Yarleny Ortega
1621 Ridge View Dr
Dundee, FL 33838-4443

9590 9402 9262 4295 6252 13

2. Article Number *(Transfer from service label)*
7022 3330 0001 4974 8283

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
10/6/25

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

★ Received ★
OCT 13 2025

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

Domestic Return Receipt

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250088	**Date of Violation:** 08/20/2025	**Property Address:** 104 Orange Dr Lake Hamilton, FL 33844
Property Owner(s): Oscar Danilo Zapata and Yarleny Ortega	**Property Owner(s) Address:** 1621 Ridge View Dr Dundee, FL 33838-4443	**Mailing Address:**
Parcel Number: 272816-825800-002151		
Property Description: LK GORDON HTS PB 44 PG 46 BLK B LOT 15		

NOTICE:

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

Violation(s): SEC. 302.1 EXTERIOR PROPERTY AREAS, Sanitation	
Violation(s) Description: Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.	
Narrative:	
Recommended Corrective Action: Please remove junk (concrete pile)	
To Be Corrected By: 10/13/2025	**Re-Inspection Date:** 10/14/2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748283

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250088
Petitioner,
vs.
Oscar Danilo Zapata and Yarleny Ortega

Respondent(s),
_____/

NOTICE OF HEARING

Pursuant to Section 16-37 of the Code of the Town of Lake Hamilton, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Lake Hamilton Code Enforcement Special Magistrate, on **October 28, 2025 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: 09/30/2025 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, Oscar Danilo Zapata and Yarleny Ortega, 1621 Ridge View Dr Dundee FL 33838-4443.

Return Receipt Number: **70223330000149748283**

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:20250088
Petitioner,
vs.
Oscar Danilo Zapata and Yarleny Ortega

Respondent(s),
_____/

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

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

1. That Oscar Danilo Zapata and Yarleny Ortega of 1621 Ridge View Dr, Dundee, FL 33838-4443, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 104 Orange Dr, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

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

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

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

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

AFFIRMATION UNDER OATH

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

Lisa Harris _____ 9/30/25

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

STATE OF FLORIDA
COUNTY OF POLK

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

SWORN TO AND SUBSCRIBED before me, on this 30th day of September 2025

(AFFIX NOTARY STAMP)

NOTARY PUBLIC STATE OF FLORIDA
YASINA MERCADO
Commission # HH 320904
Expires November 25, 2026

Yasina Mercado
Notary Public, State of Florida

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, Oscar Danilo Zapata and Yarleny Ortega located at 1621 Ridge View Dr Dundee FL 33838-4443 and is described as: LK GORDON HTS PB 44 PG 46 BLK B LOT 15, Sub.: and further described as: 104 Orange Dr, Lake Hamilton, FL, 33844.

Violation:

SEC. 302.1 EXTERIOR
PROPERTY AREAS,
Sanitation

Mailed to:

Oscar Danilo Zapata and Yarleny Ortega
1621 Ridge View Dr Dundee FL 33838-4443

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

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 302.1 EXTERIOR
PROPERTY AREAS,
Sanitation

Narrative:

Recommended corrective action:
Please remove junk (concrete pile)

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: 08/20/2025

Case Number: 20250088

Owner(s): Oscar Danilo Zapata and Yarleny Ortega

Violation Address: 104 Orange Dr, Lake Hamilton, FL 33844

Property ID: 272816-825800-002151

Violation(s):

1. **SEC. 302.1 EXTERIOR PROPERTY AREAS, Sanitation**
   Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

Recommended corrective action:

Please remove junk (concrete pile)

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 09/05/2025.

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

Cordially,

Lisa Harris

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

INSTR # 2024075122
BK 13062 Pgs 0226-0227 PG(s)2
04/03/2024 09:50:15 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 1,330.00

Prepared by and return to:
Giovanna Ortiz
All Florida Professional Title II, LLC
1728 Salem Drive
Orlando, FL 32807
(407) 449-1500
File Number: **2024-111**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **5th day of March, 2024** between **Rosalva Salinas Najera, a single woman** whose post office address is **1020 Highland Ave, Waukegan, IL 60085**, grantor, and **Oscar Danilo Zapata and Yarleny Ortega, Husband and Wife** whose post office address is **104 Orange Dr, Haines City, FL 33844**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($190,000.00) 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:

Lot 15, Block B, LAKE GORDON HEIGHTS, according to the map or plat thereof as recorded in Plat Book 44, Page 46, Public Records of Polk County, Florida.

Parcel Number: 27-28-16-825800-002151

Property known as: 104 Orange Dr, Haines City, FL 33844

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 **12/31/2023**.

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
Printed Name: MIGUEL NAJERA
P.O. Address: 533 N. PINE
WAUKEGAN IL 60085

Rosalva Salinas Najera

Witness
Printed Name: Gerson Fernandez
P.O. Address: 711 Briarcliff in Bolingbrook IL, 60440

State of Illinois
County of Lake

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 5th day of March, 2024 by Rosalva Salinas Najera who ☐ is personally known or ☒ has produced a Passport as identification.

[Seal]

GERSON FERNANDEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 25, 2024

Notary Public
Print Name: Gerson Fernandez
My Commission Expires: June 25, 2024

Stacy M. Butterfield POLK
CFN# 2024075122 OR BK 13062 PG 227 Pgs 0226-0227 04/03/2024 09:50:15 AM

Polk County
Property Appraiser
Print Date: 10/15/2025

2025

Owner/Mailing Address:
ZAPATA OSCAR DANILO
ORTEGA YARLENY
1621 RIDGE VIEW DR
DUNDEE FL 33838-4443

Site Address:
104 ORANGE DR LAKE HAMILTON 33844

27-28-16-825800-002151
LK GORDON HTS PB 44 PG 46 BLK B LOT 15

Building Characteristics

Category	Type
Drive/Walk Way	NONE-DIRT
Exterior Wall	UNFINISHED
Fencing	CHAIN LINK
Floor Cover	TERRAZZO
Frame / Const Type	MASONRY/BLOCK
Interior Wall	WALL BD OR WOOD
Roof Structure	GABLE-SHINGLE
Shape	SQUARE
Style	SINGLE FAMILY
Substruct	Continuous Wall

Category	Units	Adjustment
Cntrl Heating / AC	YES	0
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	4	0
Room: Full Bath	2	0
Room: Half Bath	0	0

Base Rate Adj.	Adjustment
Size Adjustment	1.06130
Story Height Adj	1.00000

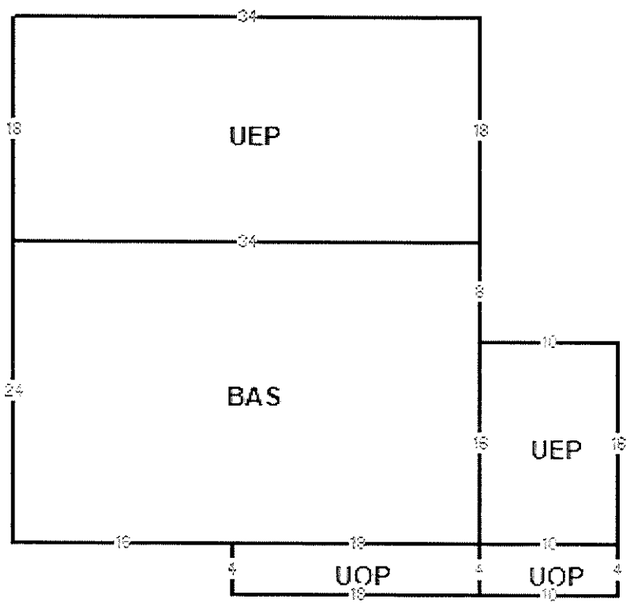
Depreciation Adj	Adjustment

Type	Class	Quality	Perimeter
SF	0	AV	116

AYB	EYB	RCNLD	Norm Dpr	%Good
1961	1961	112,142	40.00%	60.00%

RCNLD - Replacement Cost New Less Depreciation

0100 SFR up to 2.49 AC



Card 1 of 1
Building No: 1 - Single Family

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
03/05/2024	01	I	13062 / 00226	190,000	NAJERA ROSALVA SALINAS	ZAPATA OSCAR DANILO
10/28/2010	12	I	08253 / 01534	29,000	FEDERAL NATIONAL MORTGAGE ASSOC...	SALINAS ROSALVA
09/21/2010	12	I	08222 / 02032	0	SHELTON JOSEPHINE	FEDERAL NATIONAL MORTGAGE
03/01/1994	03	I	3366 / 912	41,900		

* 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.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272816825800002151

Total Acreage:	**0.21**
Millage Code:	**90450**
Neighborhood Code:	**140440.00**
Neighborhood Adj:	**1.17**

Value Summary 2025
Market Valuation Method: Marshall & Swift
Market Valuation:

Market Land Value:	36,000
Classified Land Value:	0
* Assd Land Value:	36,000
* Tot Bldg Value:	112,142
* Tot XF Value:	0
Tot Jst Value:	148,142
Market Value:	148,142
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2025
Usage % Cap:	100.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	148,142
Maximum Cap:	148,142
Market Value:	148,142

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	148,142
Cap Diff:	0
Portability	0
Total Value:	148,142
Exemption Value:	0
Taxable Value:	148,142
School Taxable Val:	148,142

Polk County
Property Appraiser
Print Date: 10/15/2025

2025

Owner/Mailing Address:
ZAPATA OSCAR DANILO
ORTEGA YARLENY
1621 RIDGE VIEW DR
DUNDEE FL 33838-4443

Site Address:
104 ORANGE DR LAKE HAMILTON 33844

27-28-16-825800-002151
LK GORDON HTS PB 44 PG 46 BLK B LOT 15

No Extra Features

Land Lines

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

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	C	0010	Standard Site	0.00	0.00	1.00	U	0	1.00	36,000.00	36,000.00	100.00%	36,000

Sub Areas for Building 1

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	816	X	128.26	104,660	UEP	160		101.04	16,166	UOP	40		37.88	1,515	UOP	72		37.88	2,727
UEP	612		101.04	61,836															

Gross Area: 1,700
Living Area: 816

Parcel Details: 27-28-16-825800-002151

Owners *Recently purchased this property? Click here.*

ZAPATA OSCAR DANILO	50%
ORTEGA YARLENY	50%

Mailing Address *(Address Change form)*

1621 RIDGE VIEW DR
DUNDEE FL 33838-4443

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

104 ORANGE DR

Postal City and Zip

LAKE HAMILTON FL 33844

Parcel Information

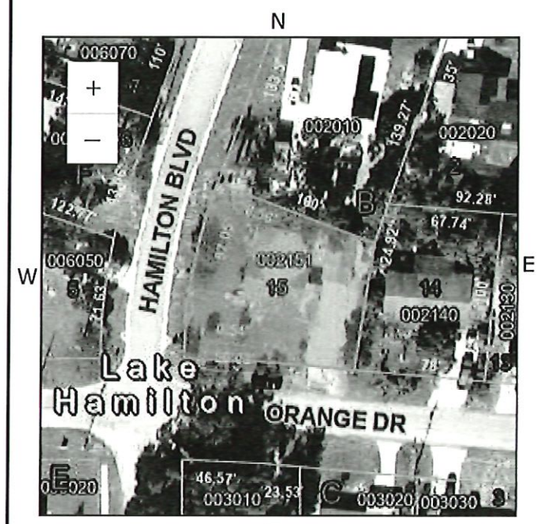
Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140440.00** Search Recent Sales in this Neighborhood
Subdivision	**LAKE GORDON HTS PB 44 PG 46**
Property (DOR) Use Code	**SFR up to 2.49 AC (Code: 0100)**
Acreage	**0.21**
Community Redevelopment Area	**NOT IN CRA**

8/14/25
concrete (1) pile
+ ~~fence permit~~ (+)
20250088

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
13062/00226	03/2024	W	I	ZAPATA OSCAR DANILO	$190,000
08253/01534	10/2010	W	I	SALINAS ROSALVA	$29,000

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250078 -- 459 Omaha St. W, Lake Hamilton
Parcel #272816-825500-000090
Owner: Shirley M. Frazier
Violations: Sec. 20-46 Prohibition (distressed/abandoned vehicles -- any vehicle that doesn't run or have current tags) and Sec. 302.4 Exterior Property Areas, Weeds (overgrowth)

DATE: October 28, 2025

SUMMARY & RECOMMENDATION: As of 10/21/25 the front yard has been mowed however, can't observe to see if back yard is mowed. The distressed/abandoned vehicles remain. Only permitted to have (1) such vehicle provided it is in the back yard.

Recommendation: Staff recommending (15) days to comply or $100.00 a day fine to be imposed.

Cost of Enforcement fee: $98.37

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, there will be for the respondent if they do not comply.

RECOMMENDATION:

ATTACHMENT(S):
20250078 - Oct. 28, 2025 SM Packet.pdf

Code Enforcement

Special Magistrate for the Town of Lake Hamilton

Violation No. 20250078

Property Address: 459 Omaha St W

Property Legal: ROSELLEE PARK PB 6 PG 5 LOTS 9 & 16

Town of Lake Hamilton

Petitioner

v.

Respondent, Shirley M Frazier

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 10th day of October, 2025, the above Respondent was furnished by certified mail with return receipt, and first class mail service a Notice of Hearing in relation to the above case number as required by Florida Statute 162.12(2)(B)1.

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

Lisa Harris

Lisa Harris

Sworn to and subscribed before me this 10th day of October, 2025 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 3/17/2028

U.S. Postal Service™ 20250078 Od'25
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
Shirley M. Frazier
c/o Albert Kriston
Street and Apt. No., or PO Box No.
106 Illinois Ave
City, State, ZIP+4®
Auburndale FL 33823

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

LAKE HAMILTON, FL 33851
Postmark Here
SEP 23 2025

7022 3330 0001 4974 8207

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

TAMPA FL 335
23 SEP 2025 PM 4 L

7022 3330 0001 4974 8207

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 33851
02 7H
$ 010.44⁰
SEP 19 2025

Received
OCT 06 2025

9-25

Shirley M. Frazier
c/o Albert Kriston
106 Illinois Ave
Auburndale, FL 33823

9.30
10/1

1st NOTICE 10/4
2nd NOTICE 10/9
RETURNED 10/19

NIXIE 339 DE 1 0010/03/25
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
BC: 33851012626 *2701-04287-23-41

REF
33851-252405

20250078 U.N.S. Noll Od'25

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250078	**Date of Violation:** 07/31/2025	**Property Address:** 459 Omaha St W Lake Hamilton, FL 33851
Property Owner(s): Shirley M Frazier	**Property Owner(s) Address:** 820 14th St NE Winter Haven, FL 33881-4317	**Mailing Address:** 106 Illinois Ave, Auburndale FL 33823
Parcel Number: 272816-825500-000090		
Property Description: ROSELLEE PARK PB 6 PG 5 LOTS 9 & 16		

NOTICE:

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

Violation(s):
SEC. 20-46 - Prohibition

Violation(s) Description:
(e) Storage of distressed vehicle or abandoned vehicle. Except as provided in this subsection, no distressed vehicle or abandoned vehicle shall be parked or stored, and no vehicle frame, vehicle body, or vehicle body part shall be stored, on a residentially designated or residential property except when in a completely enclosed garage or building. Except one distressed vehicle or abandoned vehicle or vehicle component is permitted in the rear yard of a residential dwelling unit provided such vehicle or vehicle component is stored no closer than five feet from any side or rear boundary line and is completely screened from view of neighboring homes and properties by proper fencing or other screening methods allowed under the land development regulations. Sheet metal, tarpaulin, or car cover shall not be used to satisfy these screening requirements.

Violation(s):
SEC. 302.4 EXTERIOR PROPERTY AREAS, Weeds

Violation(s) Description:
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be dfined as all grasses, annual plans and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.

Narrative:

Recommended Corrective Action:
Please mow the grass to include around fencing and make sure vehicle(s) are operational and has a current tag

To Be Corrected By: 10/04/2025	**Re-Inspection Date:** 10/07/2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748207

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250078
Petitioner,
vs.
Shirley M Frazier

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 **October 28, 2025 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: 09/19/2025

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, Shirley M Frazier, 820 14th St NE Winter Haven FL 33881-4317.

Return Receipt Number: **70223330000149748207**

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:20250078
Petitioner,
vs.
Shirley M Frazier

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 Shirley M Frazier of 820 14th St NE, Winter Haven, FL 33881-4317, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 459 Omaha St W, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

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

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

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

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

AFFIRMATION UNDER OATH

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

Lisa Harris _____ 9/19/25

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 September 19th 2025

(AFFIX NOTARY STAMP)

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

_____
Notary Public, State of Florida

Jeannea Colon
Printed/Typed Name

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

Code Enforcement Special Magistrate
Town of Lake Hamilton

Exhibit A

Legal description of property owned by RESPONDENT, Shirley M Frazier located at 820 14th St NE Winter Haven FL 33881-4317 and is described as: ROSELLEE PARK PB 6 PG 5 LOTS 9 & 16, Sub.: and further described as: 459 Omaha St W, Lake Hamilton, FL, 33851.

Violation:

SEC. 20-46 - Prohibition
SEC. 302.4 EXTERIOR
PROPERTY AREAS, Weeds

Mailed to:

Shirley M Frazier
820 14th St NE Winter Haven FL 33881-4317

Shirley M. Frazier % Albert Kriston
106 Illinois Ave, Auburndale FL 33823

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 20-46 - Prohibition
SEC. 302.4 EXTERIOR
PROPERTY AREAS, Weeds

Narrative:

Recommended corrective action:
Please mow the grass to include around fencing and make sure vehicle(s) are operational and has a current tag

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

U.S. Postal Service™ 20250078
CERTIFIED MAIL® RECEIPT 0d'25
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To
Shirley M. Frazier
Street and Apt. No., or P.O. Box No.
820 HURST NE
City, State, ZIP+4®
Winter Haven FL 33881-4317

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

LAKE HAMILTON, FL 33851
SEP 23 2025
USPS
Postmark Here

7022 3330 0001 4974 8191

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

1st Notice
2nd Notice
RETURNED

7022 3330 0001 4974 8191

TAMPA FL 335
23 SEP 2025 PM 3 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 33851 $ 010.44°
02 7H
00061 69434
SEP 19 2025

Shirley M. Frazier
820 Hurst Ave
Winter Haven, FL 33881-4317

NIXIE 339 DE 1 0009/28/25
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 33851012626 *2574-01426-28-46

20250078 V.V.'s NOH Oct'25

TOWN OF LAKE HAMILTON
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Narrative:

Recommended Corrective Action:
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To Be Corrected By: 10/04/2025	**Re-Inspection Date:** 10/07/2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748191

Code Enforcement Special Magistrate
Town of Lake Hamilton

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Petitioner,
vs.
Shirley M Frazier

Respondent(s),
_____/

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DATED: 09/19/2025

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OF THE TOWN OF LAKE HAMILTON, FLORIDA

By: Lisa Harris
Lisa Harris, Code Investigator

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By: Lisa Harris
Lisa Harris, Code Investigator

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Notary Public State of Florida
Jeannea Colon
My Commission HH 2[illegible]
Expires 3/17/2027

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250078
Petitioner,
vs.
Shirley M Frazier

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 Shirley M Frazier of 820 14th St NE, Winter Haven, FL 33881-4317, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 459 Omaha St W, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

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

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

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

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

AFFIRMATION UNDER OATH

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

Lisa Harris _____ 9/19/25

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 Sept. 19th 2025.
(AFFIX NOTARY STAMP)

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

_____
Notary Public, State of Florida

Jeannea Colon
Printed/Typed Name

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

Code Enforcement Special Magistrate
Town of Lake Hamilton

Exhibit A

Legal description of property owned by RESPONDENT, Shirley M Frazier located at 820 14th St NE Winter Haven FL 33881-4317 and is described as: ROSELLEE PARK PB 6 PG 5 LOTS 9 & 16, Sub.: and further described as: 459 Omaha St W, Lake Hamilton, FL, 33851.

Violation:

SEC. 20-46 - Prohibition
SEC. 302.4 EXTERIOR
PROPERTY AREAS, Weeds

Mailed to:

Shirley M Frazier
820 14th St NE Winter Haven FL 33881-4317

Shirley M. Frazier % Albert Kriston
106 Illinois Ave, Auburndale FL 33823

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 20-46 - Prohibition
SEC. 302.4 EXTERIOR
PROPERTY AREAS, Weeds

Narrative:

Recommended corrective action:
Please mow the grass to include around fencing and make sure vehicle(s) are operational and has a current tag

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

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

TAMPA FL 335
13 AUG 2025PM 3 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 33851 $ 000.74°
02 7H
0006169434 AUG 13 2025

★ Received ★
AUG 20 2025

Shirley M. Frazier
820 14th St. NE
Winter Haven, FL 33881-4317

NIXIE 335 DE 1 0008/18/25
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

9327089876913880 VAC BC: 33851012626 *1901-06443-13-42

20250078 CL

COURTESY NOTICE

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

Date: 08/13/2025

Case Number: 20250078

Owner(s): Shirley M Frazier

Violation Address: 459 Omaha St W, Lake Hamilton, FL 33851

Property ID: 272816-825500-000090

Violation(s):

1. **SEC. 20-46 - Prohibition**
   (e) Storage of distressed vehicle or abandoned vehicle. Except as provided in this subsection, no distressed vehicle or abandoned vehicle shall be parked or stored, and no vehicle frame, vehicle body, or vehicle body part shall be stored, on a residentially designated or residential property except when in a completely enclosed garage or building. Except one distressed vehicle or abandoned vehicle or vehicle component is permitted in the rear yard of a residential dwelling unit provided such vehicle or vehicle component is stored no closer than five feet from any side or rear boundary line and is completely screened from view of neighboring homes and properties by proper fencing or other screening methods allowed under the land development regulations. Sheet metal, tarpaulin, or car cover shall not be used to satisfy these screening requirements.

2. **SEC. 302.4 EXTERIOR PROPERTY AREAS, Weeds**
   All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be dfined as all grasses, annual plans and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

   Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.

Recommended corrective action:

Please mow the grass to include around fencing and make sure vehicle(s) are operational and has a current tag

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 8/28/25.

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

Cordially,

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 # 2014183038
BK 9370 Pgs 189-190 PG(s)2
RECORDED 10/27/2014 03:13:26 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC $0.70
RECORDING FEES $18.50
RECORDED BY terrdavi

Return to: BOX
NAME: TED A. LASSEIGNE, ESQUIRE
ADDRESS: Post Office Box 2238
Haines City, Florida 33845

This instrument prepared by:

NAME: TED A. LASSEIGNE, ESQUIRE
ADDRESS: Post Office Box 2238
Haines City, Florida 33845

Property Appraisers Parcel Identification
162827-825500-000090

This Warranty Deed, *Made the 24 day of October, 2014, by JERRY E. DUNBAR and DONNA F. DUNBAR, his Wife, hereinafter called the Grantor, to WILLIAM WAYNE FRAZIER and SHIRLEY M. FRAZIER, his Wife, whose post office address is Post Office Box 602, Lake Hamilton, Florida 33851, hereinafter called the 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 wherever the context so admits or requires.)

Witnesseth, *That the Grantor, for and in consideration of the sum of $10.00, and other valuable considerations, receipt whereof is hereby acknowledge, hereby grants, bargains, sells, aliens, remises, release, conveys and confirms unto the Grantee all that certain land, situate in POLK County, State of FLORIDA, viz:*

Lots 9 and 16, ROSELLEE PARK, according to the map or thereof recorded in Plat Book 6, page 5, public records of Polk County, Florida.

The Agreement that was recorded on October 4, 1999 in OR Book 04326 Page 1909 has been paid in full.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO TITLE ASSURANCE WAS REQUESTED NOR GIVEN.

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, and hereby 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 October 24 2014.*

In Witness Whereof, *the said Grantor has signed and sealed these presents the day and year first above written.*

In Witness Whereof, *the said Grantor has signed and sealed these presents the day and year first above written.*

Warranty Deed
Dunbar/Frazier

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Ted A. Lasseigne
Printed Name

Witness Signature (as to first Grantor)

Betsy Darlene Brewer
Printed Name

Grantor Signature

JERRY E. DUNBAR
Printed Name

Post Office Box Address

Witness Signature (as to first Co-Grantor)

Ted A. Lasseigne
Printed Name

Witness Signature (as to first Co-Grantor)

Betsy Darlene Brewer
Printed Name

Co-Grantor Signature

DONNA F. DUNBAR
Printed Name

Post Office Box Address

STATE OF FLORIDA
COUNTY OF POLK

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JERRY E. DUNBAR and DONNA F. DUNBAR known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that They ____, executed the same, and an oath was not taken. (Check one:) Said person(s) are personally known to me. Said person(s) provided the following type of identification: _____.

SEAL

BETSY DARLENE BREWER
Notary Public - State of Florida
My Comm. Expires Mar 7, 2018
Commission # FF 094572

Witness my hand and official seal in the County and State last aforesaid this 24 day of October, A.D. 2014.

Notary Signature

Betsy Darlene Brewer
Printed Name

Joe G. Tedder
Tax Collector for Polk C

Lookup Cart Sign

Account 273816-325500-000091

Tax Year 2025

Unpaid Bills All Bills

Year	Owner	Due	Payor	Paid On	Status	Paid	Actions
2025	FRAZIER SHIRLEY M	N / A	–	–	Unpaid		
2024	FRAZIER SHIRLEY M	$977.89	–	–	Unpaid	$0.00	
2023	FRAZIER SHIRLEY M	$1,002.24	–	–	Delinquent	$0.00	
	Total Due	$1,980.13					Add all

Parcel Details

Appraiser Info Parcel Map

Bill Number

1313112

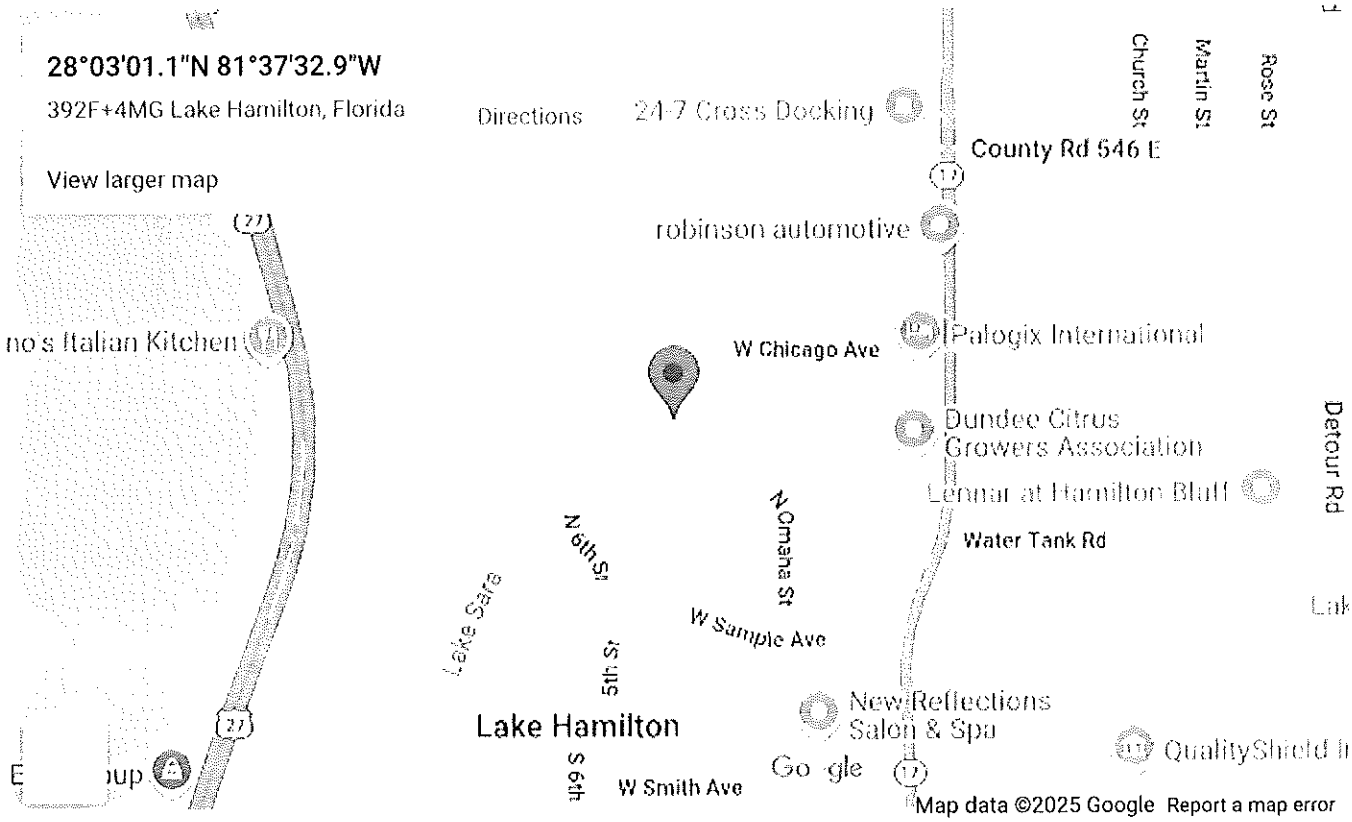
Property Type
Real

Owner
FRAZIER SHIRLEY M
820 14TH ST NE
WINTER HAVEN, FL

DBA
N/a

Situs
459 OMAHA ST W LAKE HAMILTON, FL 33851

Legal
ROSELLEE PARK PB 6 PG 5 LOTS 9 & 16



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

Polk County
Property Appraiser
Print Date: 10/21/2025

2025

Owner/Mailing Address:
FRAZIER SHIRLEY M
820 14TH ST NE
WINTER HAVEN FL 33881-4317

Site Address:
459 OMAHA ST W LAKE HAMILTON 33851

27-28-16-825500-000090
ROSELLEE PARK PB 6 PG 5 LOTS 9 & 16

Building Characteristics

Category	Type
Drive/Walk Way	NONE-DIRT
Exterior Wall	SHINGLE
Fencing	CHAIN LINK
Floor Cover	HARDWOOD
Frame / Const Type	WOOD FRAME
Interior Wall	WALL BD OR WOOD
Roof Structure	GABLE-SHINGLE
Shape	RECTANGLE
Style	SINGLE FAMILY
Substruct	Continuous Wall

Category	Units	Adjustment
Cntrl Heating / AC	0.85	-2474
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	2	0
Room: Full Bath	1	0
Room: Half Bath	0	0

Base Rate Adj.	Adjustment
Size Adjustment	1.00390
Story Height Adj	1.00000

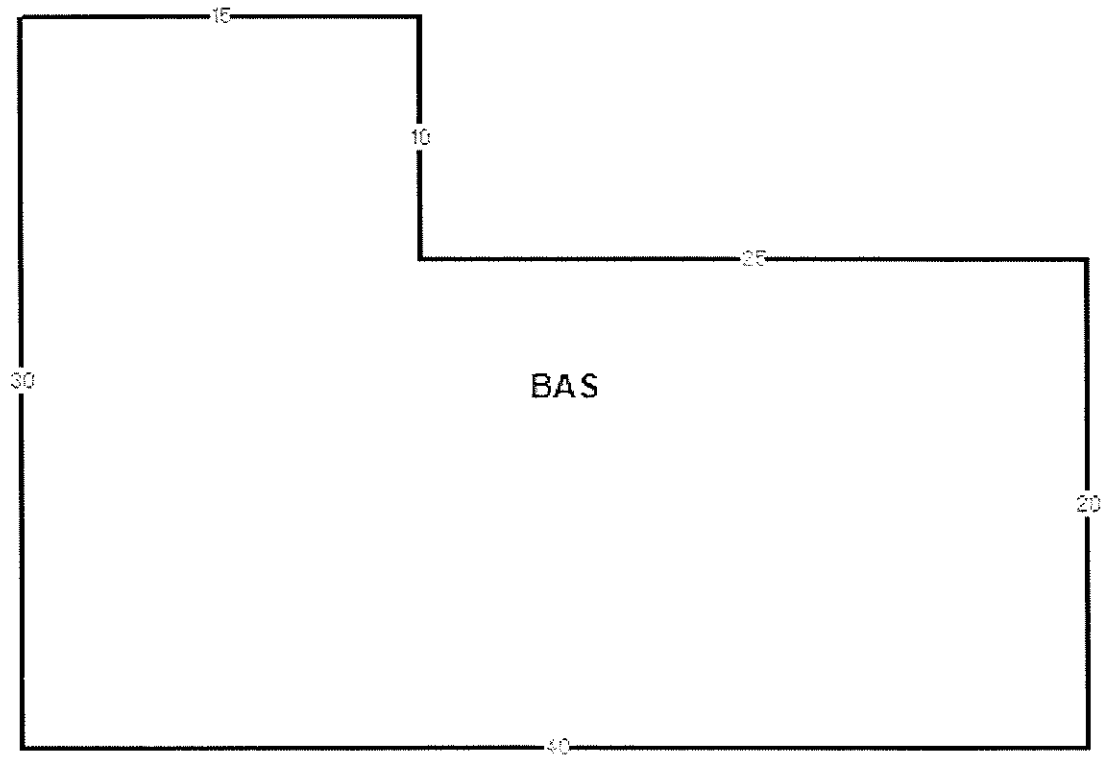
Depreciation Adj	Adjustment
POOR CONDITION	0.7500

Type	Class	Quality	Perimeter
SF	0	AV	140

AYB	EYB	RCNLD	Norm Dpr	%Good
1950	1950	65,559	20.00%	60.00%

RCNLD - Replacement Cost New Less Depreciation

0100 SFR up to 2.49 AC



Card 1 of 1
Building No: 1 - Single Family

Sales Data

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
10/24/2014	34	I	09370 / 00189	100	DUNBAR JERRY E	FRAZIER WILLIAM W
09/01/1999	00	I	4326 / 1909	43,000	DUNBAR JERRY E	FRAZIER WILLIAM WAYNE
06/01/1988	00	I	2651 / 878	30,000	ROSE CAROLYN	DUNBAR JERRY E
04/01/1987	03	I	/ 9450	0		

* 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.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272816825500000090

Total Acreage:	**0.31**
Millage Code:	**90450**
Neighborhood Code:	**140460.00**
Neighborhood Adj:	**1.05**

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	37,538
Classified Land Value:	0
* Assd Land Value:	37,538
* Tot Bldg Value:	65,559
* Tot XF Value:	8,491
Tot Jst Value:	111,588
Market Value:	111,588
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2025
Usage % Cap:	100.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	111,588
Maximum Cap:	111,588
Market Value:	111,588

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	111,588
Cap Diff:	0
Portability	0
Total Value:	111,588
Exemption Value:	0
Taxable Value:	111,588
School Taxable Val:	111,588

Polk County
Property Appraiser
Print Date: 10/21/2025

2025

Owner/Mailing Address:
FRAZIER SHIRLEY M
820 14TH ST NE
WINTER HAVEN FL 33881-4317

Site Address:
459 OMAHA ST W LAKE HAMILTON 33851

27-28-16-825500-000090
ROSELLEE PARK PB 6 PG 5 LOTS 9 & 16

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	GAR	GARAGE DETACHED	1	450	5	33.13	22.20	1.00	100.00%	1951	1951	1952	80.00%	7,991
2	PAT1	PATIO 500	1	1	3	500.00	500.00	1.00	100.00%	1980	1980	2016	100.00%	500

Land Lines

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

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	C	0011	Standard Site	0.00	0.00	13,588.00	S	0	1.00	3.70	3.70	100.00%	37,538

Sub Areas for Building 1

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	950	X	117.62	111,739															

Gross Area: 950
Living Area: 950

N/C
old & wks
call

Montoya Electric Service Inc.
Electrical Contractor

P.O. Box 948
Auburndale, FL 33823
(863) 967-9432
Fax: (863) 967-8120
Cell: (863) 581-2488
albert.kriston@montoyaelectric.com

Albert Kriston

459 Dmcha

106 ILLinois Ave
Auburndale 33823

Parcel Details: 27-28-16-825500-000090

Owners *Recently purchased this property? Click here.*

FRAZIER SHIRLEY M 100%

Mailing Address *(Address Change form)*

820 14TH ST NE
WINTER HAVEN FL 33881-4317

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

459 OMAHA ST W

Postal City and Zip

LAKE HAMILTON FL 33851

Parcel Information

Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140460.00** Search Recent Sales in this Neighborhood
Subdivision	**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**

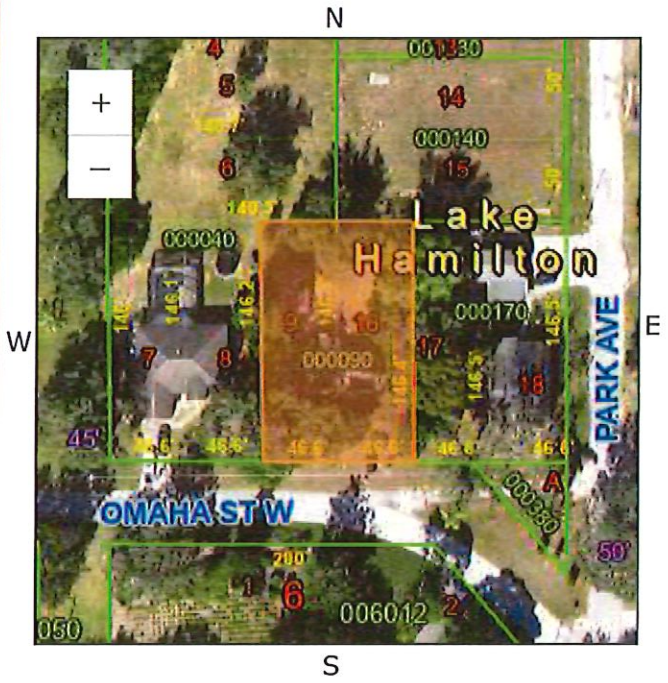
July 30, 2025
dla wh
olg (4)

20250078 Rev 8/15/25

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
09370/00189	10/2014	W	I	FRAZIER WILLIAM W	$100
4326/1909	09/1999	A	I	FRAZIER WILLIAM WAYNE	$43,000

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250096 -- 1129 Rose St, Lake Hamilton
Parcel #272809-822000-090404
Owners: Tony Barnhill, Kathleen Cody, Malcolm J. Cody, Azisha Pitts, William S. Cody Sr, Trevor Cody, Tyler Code Jr. Terrance Robinson, Ronnie Barnhill and Patricia Glen
Violations: Sec. 20-46 Prohibition (distressed / abandoned vehicles), Sec. 302.1 Exterior Property Areas, Sanitation (junk / debris) Sec. 302.4 Exterior Property Areas, Weeds (overgrowth) and Sec. 304.3 Premises Identification (house numbering)

DATE: October 28, 2025

SUMMARY & RECOMMENDATION: All distressed/abandoned vehicles must be tagged and operational, all junk / debris must be placed inside an enclosed structure or removed from the property. All overgrowth must be cut and house numbers placed on home visible from the street

Recommendation: staff recommends (15) days or $100.00 a day fine to be imposed.

Cost of Enforcement fees: $57.03

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 will have a daily fine if they do not comply.

RECOMMENDATION:

ATTACHMENT(S):
20250096 - Oct. 28, 2025 SM Packet.pdf

7022 3330 0001 4974 8290

U.S. Postal Service™ 20250096 Oct'25
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
$ Tony Barnhill, Kathleen Cody, Malcolm J. Cody, Azisha Pitts, William S. Cody Sr, Trevor Cody, Tyler Cody Jr, Terrance Robinson, Bonnie Barnhill, Patricia Glenn

Total Postage and Fees
$

Sent To

Street and Apt. No., or PO Box No.
204 E 1st St.

City, State, ZIP+4®
Hagerstown, MD 21740-6433

Postmark Here
OCT - 2 2025

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

20250096 Oct'25

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Tony Barnhill, Kathleen Cody, Malcolm J. Cody, Azisha Pitts, William S. Cody Sr, Trevor Cody, Tyler Cody Jr, Terrance Robinson, Bonnie Barnhill, Patricia Glenn 204 E 1st St. Hagerstown, MD 21740-6433

9590 9402 9262 4295 6252 06

2. Article Number *(Transfer from service label)*
7022 3330 0001 4974 8290

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

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)* Marquavius
C. Date of Delivery 10/6

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

OCT 13 2025

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

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250096	**Date of Violation:** 08/21/2025	**Property Address:** 1129 Rose St Haines City, FL 33844
Property Owner(s): Tony Barnhill, Kathleen Cody, Malcolm J Cody, Azisha Pitts, William S Cody Sr; Trevor Cody, Tyler Cody Jr; Terrance Robinson, Ronnie Barnhill and Patricia Glenn	**Property Owner(s) Address:** 204 E 1st St Hagerstown, MD 21740-6433	**Mailing Address:**
Parcel Number: 272809-822000-090404		
Property Description: MILLER J T SUB PB 4 PG 87 BLK I LOT 4 S1/2 OF N1/2		

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):
SEC. 20-46 - Prohibition

Violation(s) Description:
(e) Storage of distressed vehicle or abandoned vehicle. Except as provided in this subsection, no distressed vehicle or abandoned vehicle shall be parked or stored, and no vehicle frame, vehicle body, or vehicle body part shall be stored, on a residentially designated or residential property except when in a completely enclosed garage or building. Except one distressed vehicle or abandoned vehicle or vehicle component is permitted in the rear yard of a residential dwelling unit provided such vehicle or vehicle component is stored no closer than five feet from any side or rear boundary line and is completely screened from view of neighboring homes and properties by proper fencing or other screening methods allowed under the land development regulations. Sheet metal, tarpaulin, or car cover shall not be used to satisfy these screening requirements.

Violation(s):
SEC. 302.1 EXTERIOR PROPERTY AREAS, Sanitation

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

Violation(s):
SEC. 302.4 EXTERIOR PROPERTY AREAS, Weeds

Violation(s) Description:
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be dfined as all grasses, annual plans and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.

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).

Narrative:

Recommended Corrective Action:
Please remove all outside storage of misc. items, junk / debris - to also include any boat / trailer that is dilapidated and not in working order. Cut all high grass and weeds in back yard. All vehicles on property must be operational and have a registered license plate with current sticker or be removed. and home must have housing numbering displayed on the home visible from the street

To Be Corrected By: 10/15/25	**Re-Inspection Date:** 10/16/2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748290

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250096

Petitioner,

vs.

Tony Barnhill, Kathleen Cody, Malcolm J Cody, Azisha Pitts, William S Cody Sr, Trevor Cody, Tyler Cody Jr, Terrance Robinson, Ronnie Barnhill and Patricia Glenn

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 **October 28, 2025 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: 10/01/2025

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, Tony Barnhill, Kathleen Cody, Malcolm J Cody, Azisha Pitts, William S Cody Sr, Trevor Cody, Tyler Cody Jr, Terrance Robinson, Ronnie Barnhill and Patricia Glenn, 204 E 1st St Hagerstown MD 21740-6433.

Return Receipt Number: **70223330000149748290**

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:20250096
Petitioner,
vs.
Tony Barnhill, Kathleen Cody, Malcolm J Cody, Azisha Pitts, William S Cody Sr, Trevor Cody, Tyler Cody Jr, Terrance Robinson, Ronnie Barnhill and Patricia Glenn

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 Tony Barnhill, Kathleen Cody, Malcolm J Cody, Azisha Pitts, William S Cody Sr, Trevor Cody, Tyler Cody Jr, Terrance Robinson, Ronnie Barnhill and Patricia Glenn of 204 E 1st St, Hagerstown, MD 21740-6433, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1129 Rose St, Lake Hamilton, FL the legal description of which is fully set forth on Exhibit A attached hereto.

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

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

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

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

AFFIRMATION UNDER OATH

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

Lisa Harris _____ 10/1/25

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

Date

STATE OF FLORIDA
COUNTY OF POLK

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

SWORN TO AND SUBSCRIBED before me, on this 1st day of October 2025.
(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, Tony Barnhill, Kathleen Cody, Malcolm J Cody, Azisha Pitts, William S Cody Sr, Trevor Cody, Tyler Cody Jr, Terrance Robinson, Ronnie Barnhill and Patricia Glenn located at 204 E 1st St Hagerstown MD 21740-6433 and is described as: MILLER J T SUB PB 4 PG 87 BLK I LOT 4 S1/2 OF N1/2, Sub.: and further described as: 1129 Rose St, Haines City, FL, 33844.

Violation:

SEC. 20-46 - Prohibition
SEC. 302.1 EXTERIOR PROPERTY AREAS, Sanitation
SEC. 302.4 EXTERIOR PROPERTY AREAS, Weeds
SEC. 304.3 PREMISES IDENTIFICATION

Mailed to:

Tony Barnhill, Kathleen Cody, Malcolm J Cody, Azisha Pitts, William S Cody Sr, Trevor Cody, Tyler Cody Jr, Terrance Robinson, Ronnie Barnhill and Patricia Glenn
204 E 1st St Hagerstown MD 21740-6433

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 20-46 - Prohibition
SEC. 302.1 EXTERIOR PROPERTY AREAS, Sanitation
SEC. 302.4 EXTERIOR PROPERTY AREAS, Weeds
SEC. 304.3 PREMISES IDENTIFICATION

Narrative:

Recommended corrective action:
Please remove all outside storage of misc. items, junk / debris - to also include any boat / trailer that is dilapidated and not in working order. Cut all high grass and weeds in back yard. All vehicles on property must be operational and have a registered license plate with current sticker or be removed. and home must have housing numbering displayed on the home visible from the street

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: 08/21/2025

Case Number: 20250096

Owner(s): Tony Barnhill, Kathleen Cody, Malcolm J Cody, Azisha Pitts, William S Cody Sr, Trevor Cody, Tyler Cody Jr, Terrance Robinson, Ronnie Barnhill and Patricia Glenn

Violation Address: 1129 Rose St, Haines City, FL 33844

Property ID: 272809-822000-090404

Violation(s):

1. **SEC. 20-46 - Prohibition**
   (e) Storage of distressed vehicle or abandoned vehicle. Except as provided in this subsection, no distressed vehicle or abandoned vehicle shall be parked or stored, and no vehicle frame, vehicle body, or vehicle body part shall be stored, on a residentially designated or residential property except when in a completely enclosed garage or building. Except one distressed vehicle or abandoned vehicle or vehicle component is permitted in the rear yard of a residential dwelling unit provided such vehicle or vehicle component is stored no closer than five feet from any side or rear boundary line and is completely screened from view of neighboring homes and properties by proper fencing or other screening methods allowed under the land development regulations. Sheet metal, tarpaulin, or car cover shall not be used to satisfy these screening requirements.

2. **SEC. 302.1 EXTERIOR PROPERTY AREAS, Sanitation**
   Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

3. **SEC. 302.4 EXTERIOR PROPERTY AREAS, Weeds**
   All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be dfined as all grasses, annual plans and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

   Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.

4. **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).

Recommended corrective action:

Please remove all outside storage of misc. items, junk / debris - to also include any boat / trailer that is dilapidated and not in working order. Cut all high grass and weeds in back yard. All vehicles on property must be operational and have a registered license plate with current sticker or be removed. and home must have house numbering displayed on the home visible from the street

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 9/5/25.

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

FORM 1004 WARRANTY DEED—(Statutory Form) 53664 TUTELARE REGISTERED U. S. PAT. OFFICE Tuttle Law Print, Publishers, Rockport, Vt.

This Indenture, OFF REC 583 PAGE 425

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 2nd, *day of* April *A. D. 1962*

Between

Bryant Davis and Bonnie Lee Davis, his wife

of the County of Polk *in the State of* Florida
party of the first part, and

Ronnie Cody and Robie Cody, his wife, whose address is Lake Hamilton, Fla.

of the County of Polk *in the State of* Florida
party of the second part,

Witnesseth, *that the said party of the first part, for and in consideration of the sum of* Ten Dollars and other valuable consideration *Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of* Polk *, State of Florida, to wit:*

The South one-half (S½), of the North one-half (N½), of Lot Four (4), in Block "(I)" of toh J. T. MILLER Subdivision, in Section 9, Township 28 S, Range 27 E. Recorded in the Public Records of Polk County, Florida in Plat Book 4 page 87.

FILED FOR RECORD

1962 APR 2 PM 2 49

D. H. SLOAN, JR.
CLK. CIR. CT. POLK CO.
FLORIDA

POLK COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX APR2-'62 .020 COMPTROLLER P.D. 190127.

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

In Witness Whereof, *the said party of the first part has hereunto set his hand and seal the day and year first above written.*

Signed, Sealed and Delivered in Our Presence:

Bryant Davis (SEAL)
Bonnie Lee Davis (SEAL)
(SEAL)
(SEAL)

FILED, RECORDED AND RECORD VERIFIED
D. H. SLOAN, JR., CLK. CIR. CT.
BY D.S.

State of Florida,
County of Polk

I HEREBY CERTIFY, *That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,*

Bryant Davis and Bonnie Lee Davis, his wife

to me well known and known to me to be the individual described in and who executed the foregoing deed, and they *acknowledged before me that executed the same freely and voluntarily for the purposes therein expressed.*

WITNESS *my hand and official seal at* Lake Hamilton *County of* Polk *, and State of Florida, this* 2nd. *day of* April *, A. D. 1962.*

My Commission Expires _____

Notary Public, State of Florida at Large
My commission expires July 26, 1962
Bonded by Fidelity & Deposit Co.

Notary Public

53664

Tax Collector

Account 272809-822900-090404

Tax Year 2025

Unpaid Bills All Bills

Year	Owner	Due	Payor	Paid On	Status	Paid	Actions
2025	BARNHILL TONY	N / A	–	–	Unpaid		
	Total Due	N / A					Add all

Parcel Details

Appraiser Info Parcel Map

Bill Number
1310218

Property Type
Real

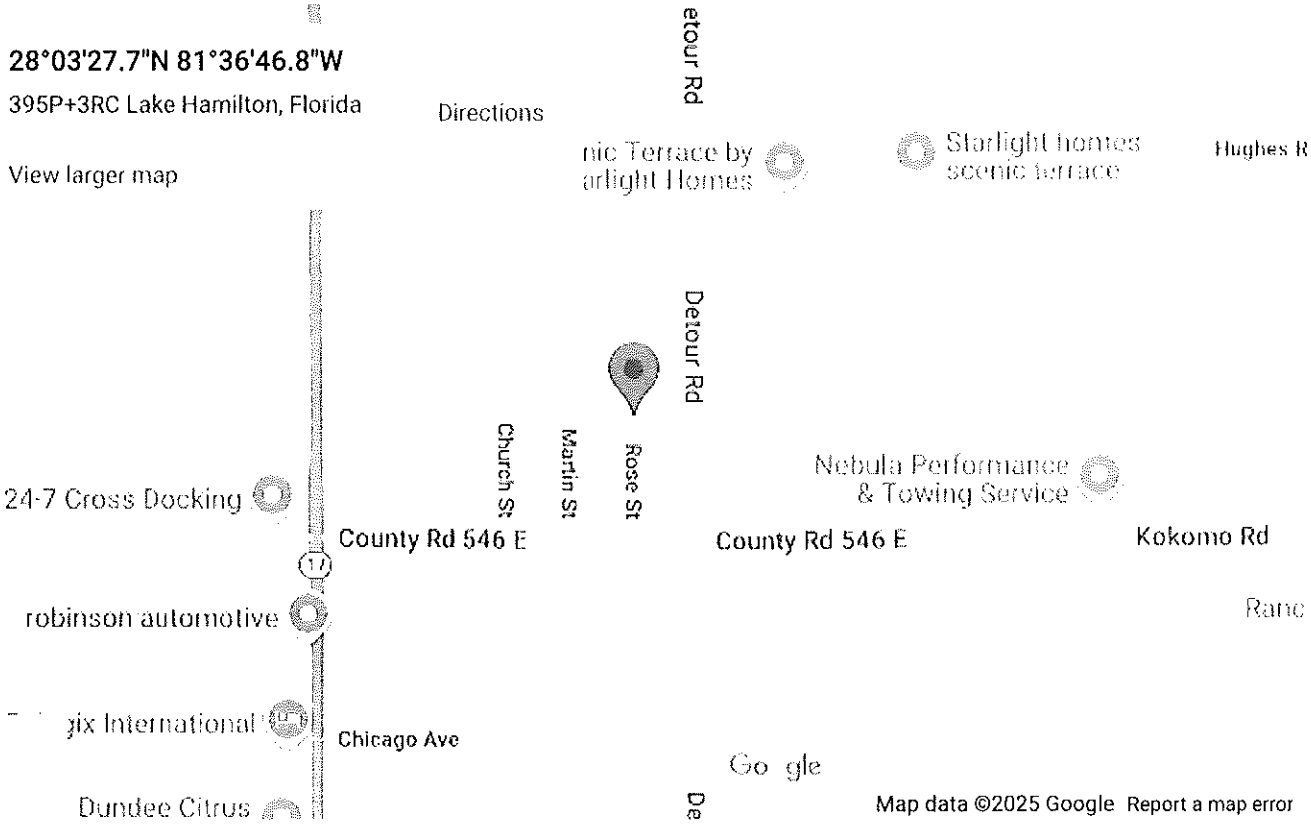
Owner
BARNHILL TONY
204 E 1ST ST
HAGERSTOWN, MD

DBA
N/a

Situs

1129 ROSE ST HAINES CITY, FL 33844

MILLER I T SUB PB 4 PG 87 BLK I LOT 4 S1/2 OF N1/2



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

Polk County
Property Appraiser
Print Date: 10/21/2025

2025

** **Owner/Mailing Address:**
BARNHILL TONY
CODY KATHLEEN
204 E 1ST ST
HAGERSTOWN MD 21740-6433

Site Address:
1129 ROSE ST HAINES CITY 33844

27-28-09-822000-090404
MILLER J T SUB PB 4 PG 87 BLK I LOT 4 S1/2 OF N1/2

Building Characteristics

Category	Type
Drive/Walk Way	NONE-DIRT
Exterior Wall	STUCCO
Fencing	None
Floor Cover	CONCRETE
Frame / Const Type	MASONRY/BLOCK
Interior Wall	DRYWALL
Roof Structure	GABLE-SHINGLE
Shape	SQUARE
Style	SINGLE FAMILY
Substruct	Continuous Wall

Category	Units	Adjustment
Cntrl Heating / AC	0.7	-1722
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	2	0
Room: Full Bath	1	0
Room: Half Bath	0	0

Base Rate Adj.	Adjustment
Size Adjustment	1.11390
Story Height Adj	1.00000

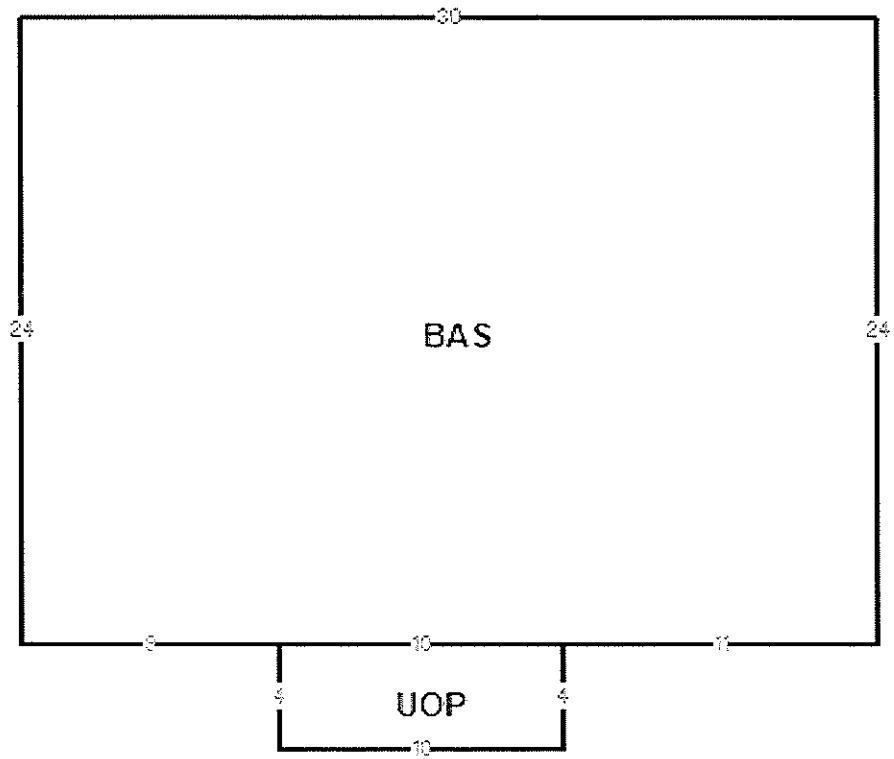
Depreciation Adj	Adjustment

Type	Class	Quality	Perimeter
SF	0	AV	108

AYB	EYB	RCNLD	Norm Dpr	%Good
1964	1964	57,019	40.00%	60.00%

RCNLD - Replacement Cost New Less Depreciation

0100 SFR up to 2.49 AC



Card 1 of 1
Building No: 1 - Single Family

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
07/17/2020	16	I	11596 / 00389	0	WILLIAM CODY J ESTATE OF	CODY KATHLEEN
08/25/2014	11	I	09330 / 00234	0	WILLIAM CODY ESTATE	WILLIAM CODY J
08/25/2014	11	I	09330 / 00194	0	CODY WILLIAM ESTATE	WILLIAM CODY J
10/14/2013	11	I	09088 / 02179	0	CODY REBIE EST	CODY WILLIAM ET AL

* 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.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272809822000090404

Total Acreage:	**0.23**
Millage Code:	**90450**
Neighborhood Code:	**140390.00**
Neighborhood Adj:	**1.15**

Value Summary 2025
Market Valuation Method: Marshall & Swift
Market Valuation:

Market Land Value:	35,900
Classified Land Value:	0
* Assd Land Value:	35,900
* Tot Bldg Value:	57,019
* Tot XF Value:	1,000
Tot Jst Value:	93,919
Market Value:	93,919
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:	2014
Usage % Cap:	100.00%
Prior Market:	88,192
Prior Base:	55,213
Initial Base:	55,213
Current Base:	55,213
Maximum Cap:	60,734
Market Value:	93,919

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	60,734
Cap Diff:	33,185
Portability	0
Total Value:	60,734
Exemption Value:	0
Taxable Value:	60,734
School Taxable Val:	93,919

Polk County
Property Appraiser
Print Date: 10/21/2025

2025

** **Owner/Mailing Address:**
BARNHILL TONY
CODY KATHLEEN
204 E 1ST ST
HAGERSTOWN MD 21740-6433

Site Address:
1129 ROSE ST HAINES CITY 33844

27-28-09-822000-090404

MILLER J T SUB PB 4 PG 87 BLK I LOT 4 S1/2 OF N1/2

Extra Features

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

#	Use Code	Description	Bld Num	Units	Grade	Unit Price	Adjusted Unit Price	Factor	Orig %	Actual Year Built	Effective Year Built	Roll Year	% Condition	Depreciated Value
1	SHD2	SHED 1000	1	1	2	1,000.00	1,000.00	1.00	100.00%	1996	1996	1997	100.00%	1,000

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	10,000.00	S	0	1.00	4.20	4.20	100.00%	35,900

Sub Areas for Building 1

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	720	X	132.31	95,263	UOP	40		37.24	1,490										

Gross Area: 760
Living Area: 720

Parcel Details: 27-28-09-822000-090404

Owners *Recently purchased this property? Click here.*

BARNHILL TONY	16.7%
CODY KATHLEEN	25%
CODY MALCOLM J	4.16%
PITTS AZISHA	4.16%
CODY WILLIAM S JR	4.17%
CODY TREVOR	4.17%
CODY TYLER JR	4.17%
ROBINSON TERRANCE	4.17%
BARNHILL RONNIE	16.7%
GLENN PATRICIA	16.6%

Mailing Address *(Address Change form)*

204 E 1ST ST
HAGERSTOWN MD 21740-6433

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

1129 ROSE ST

Postal City and Zip

HAINES CITY FL 33844

Parcel Information

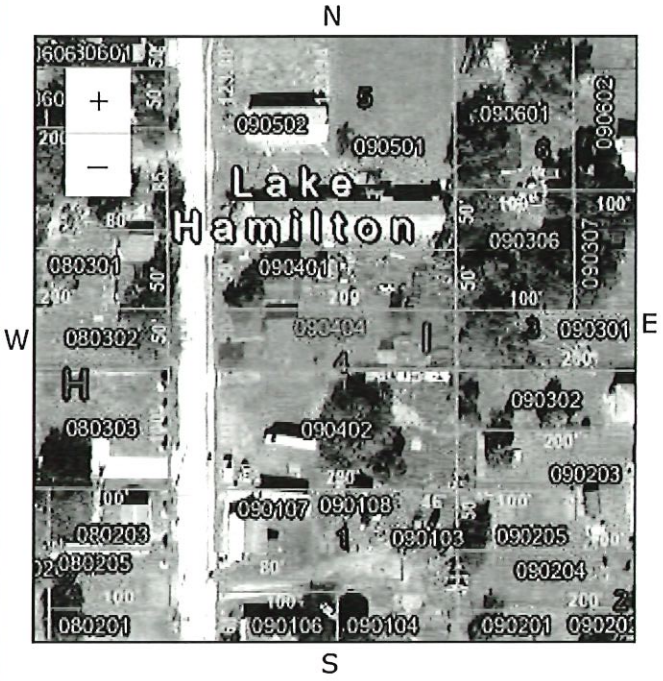
Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140390.00** Search Recent Sales in this Neighborhood
Subdivision	**MILLER J T SUB PB 4 PG 87**
Property (DOR) Use Code	**SFR up to 2.49 AC (Code: 0100)**
Acreage	**0.23**
Community Redevelopment Area	**NOT IN CRA**

2025 00926

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

R of 1133 Rose

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: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250079
Parcel #272809-000000-024090
Owner: Sarah Harris
Violations: Sec. 304.6 Exterior Structure Walls (deteriorated / rotten exterior walls) and Sec. 304.7Roof and Drainage (deteriorated / rotten areas to roof, soffit and fascia)

DATE: October 28, 2025

SUMMARY & RECOMMENDATION: Repair and / or replace deteriorated / rotten walls, roof area to include soffit and fascia

Recommendation: Staff recommends (45) days or $100.00 a day fine to be imposed

Cost of Enforcement Fees: $72.63

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 respondent will have a daily fine if they do not bring the property into compliance.

RECOMMENDATION:

ATTACHMENT(S):
20250079 - Oct 28, 2025 SM Packet.pdf

USPS Tracking®

FAQs >

As of 10/21/25

Remove ×

Tracking Number:

70223330000149748252

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

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

Moving Through Network
In Transit to Next Facility
October 3, 2025

Arrived at USPS Regional Facility
SARASOTA FL DISTRIBUTION CENTER
September 28, 2025, 12:31 am

See All Tracking History

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

Text & Email Updates

Feedback

USPS Tracking Plus®

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Code Enforcement

Special Magistrate for the Town of Lake Hamilton

Violation No. 20250079

Property Address: 1014 Church St N

Property Legal: BEG SE COR SEC RUN W 1320PT36 FT N 445PT6 FT FOR POB RUN W 165 FT N 53PT6 FT E 165 FT S 53PT6 FT TO POB LESS E 25 FT FOR RD R/W

Town of Lake Hamilton

Petitioner

v.

Respondent, Sarah Harris

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 10th day of October, 2025, the above Respondent was furnished by certified mail with return receipt, and first class mail service a Notice of Hearing in relation to the above case number as required by Florida Statute 162.12(2)(B)1.

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

Lisa Harris

Sworn to and subscribed before me this 10th day of October, 2025 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
Jaannea Colon
My Commission HH 652741
Expires 3/17/2029

7022 3330 0001 4974 8252

U.S. Postal Service™ 20250079
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
$

SEP 26 2025
Postmark Here

Sent To
Sarah Harris
Street and Apt. No., or PO Box No.
830 Church St.
City, State, ZIP+4®
Haines City, FL 33844-9203

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

TOWN OF LAKE HAMILTON
VIOLATION NOTICE

Registered Agents name and address:		
Case Number: 20250079	**Date of Violation:** 07/31/2025	**Property Address:** 1014 Church St N Haines City, FL 33844
Property Owner(s): Sarah Harris	**Property Owner(s) Address:** 830 Church St Haines City, FL 33844-9203	**Mailing Address:**
Parcel Number: 272809-000000-024090		
Property Description: BEG SE COR SEC RUN W 1320PT36 FT N 445PT6 FT FOR POB RUN W 165 FT N 53PT6 FT E 165 FT S 53PT6 FT TO POB LESS E 25 FT FOR RD R/W		

NOTICE:

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

Violation(s): SEC. 304.6 EXTERIOR STRUCTURE WALLS
Violation(s) Description: ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO DETERIORATION.
Violation(s): SEC. 304.7 ROOFS AND DRAINAGE
Violation(s) Description: THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.
Narrative:
Recommended Corrective Action: Please repair or replace all rotten or deteriorated roof / drainage / ceiling to open carport. Also, any rotten or deteriorated exterior walls to possible laundry room attached to open carport is in need of repairing or replacing (NOTE: call the Building Dept. to see if permits are required)

To Be Corrected By: 10/14/2025	**Re-Inspection Date:** 10/15/2025
Code Enforcement Officer: Lisa Harris	**Certified Mail #** 70223330000149748252

Code Enforcement Special Magistrate
Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250079
Petitioner,
vs.
Sarah Harris

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 **October 28, 2025 at 3:00 p.m.**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: 09/25/2025

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, Sarah Harris, 830 Church St Haines City FL 33844-9203.

Return Receipt Number: **70223330000149748252**

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:20250079
Petitioner,
vs.
Sarah Harris

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 Sarah Harris of 830 Church St, Haines City, FL 33844-9203, hereinafter referred to as "RESPONDENT", is the owner of the real property located at 1014 Church St N, 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 _____ 9/25/25

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

STATE OF FLORIDA
COUNTY OF POLK

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

SWORN TO AND SUBSCRIBED before me, on this 25th day of September

(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, Sarah Harris located at 830 Church St Haines City FL 33844-9203 and is described as: BEG SE COR SEC RUN W 1320PT36 FT N 445PT6 FT FOR POB RUN W 165 FT N 53PT6 FT E 165 FT S 53PT6 FT TO POB LESS E 25 FT FOR RD R/W, Sub.: and further described as: 1014 Church St N, Haines City, FL, 33844.

Violation:

SEC. 304.6 EXTERIOR STRUCTURE WALLS

SEC. 304.7 ROOFS AND DRAINAGE

Mailed to:

Sarah Harris
830 Church St Haines City FL 33844-9203

Code Enforcement Special Magistrate
Town of Lake Hamilton

SEC. 304.6 EXTERIOR
STRUCTURE WALLS
SEC. 304.7 ROOFS AND
DRAINAGE

Narrative:

Recommended corrective action:
Please repair or replace all rotten or deteriorated roof / drainage / ceiling to open carport. Also, any rotten or deteriorated exterior walls to possible laundry room attached to open carport is in need of repairing or replacing (NOTE: call the Building Dept. to see if permits are required)

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: 07/31/2025

Case Number: 20250079

Owner(s): Sarah Harris

Violation Address: 1014 Church St N, Haines City, FL 33844

Property ID: 272809-000000-024090

Violation(s):

1. **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.
2. **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.

Recommended corrective action:

Please repair or replace all rotten or deteriorated roof / drainage / ceiling to open carport. Also, any rotten or deteriorated exterior walls to possible laundry room attached to open carport is in need of repairing or replacing (NOTE: call the Building Dept. to see if permits are required)

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 9/2/25.

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 # 2025174108
BK 13638 Pgs 1618-1621 PG(s)4
RECORDED 07/25/2025 10:44:53 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC $0.70
RECORDING FEES $35.50
RECORDED BY vergayal

Prepared By:
Sarah Harris
3734 Hayes Hill Rd
Midway, AL 36053

After Recording Return To:
Lisa Milbry
833 Church St.
Haines City FL 33844

Tax Parcel ID Number:
27-28-09-000000-024090

This space for Recorder's use only

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA
POLK COUNTY

THIS DEED, executed this July day of 24, 20 25, between first party, as Grantor,
Sarah C Harris,
3734 Hayes Hill Road whose mailing address is
Midway, AL 36053,
and second party, as Grantee,
LISA Ann milbry,
833 Church St (Lft) whose mailing address is
Haines City, FL 33844.

WITNESSETH, that Grantor, and in consideration of ($ 1.00), and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantee, all the rights, title, interest, and claim in or to the following described parcel of land, and improvements and appurtenances thereto, in POLK County, Florida, to-wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

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

IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

Sarah Harris	
Grantor's Signature	Spouse's Signature *(if married)*
Sarah Harris	
Grantor's Name	Spouse's Name
3734 Hayes Hills Rd	
Address	Address
Midway, AL 36053	
City, State, and Zip	City, State, and Zip
Angia Holmes	Arthur Summage
Witness's Signature	Witness's Signature
Angia Holmes	Arthur Summage
Witness's Name	Witness's Name
28 Massey Rd Haines City, FL 33844	789 Phillips Way Haines City, FL 33844
Witness's Address	Witness's Address

STATE OF FLORIDA)

COUNTY OF Polk)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 24th day of July, 2025, by Sarah Harris who is personally known to me or who has produced _____ as identification.

Notary Public (SEAL)

My Commission Expires: April 25, 2029

MEKOS Q. HERRINGTON
NOTARY PUBLIC
MY COMMISSION
EXPIRES 4-25-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 624364

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Tax Collector

Joe G. Tedder, CFC
Tax Collector for Polk County

Log out

Search

Search by

Unpaid Bills All Bills

Year	Owner	Due	Payor	Paid On	Status	Paid	Actions
2025	HARRIS SARAH	$ N/A	–	–	Unpaid		
	Total Due	$ N/A					

Parcel Details

Appraiser Info

Parcel Map

Joe G. Tedder, CFC
Tax Collector for Polk County

Bill Number
15[illegible]17

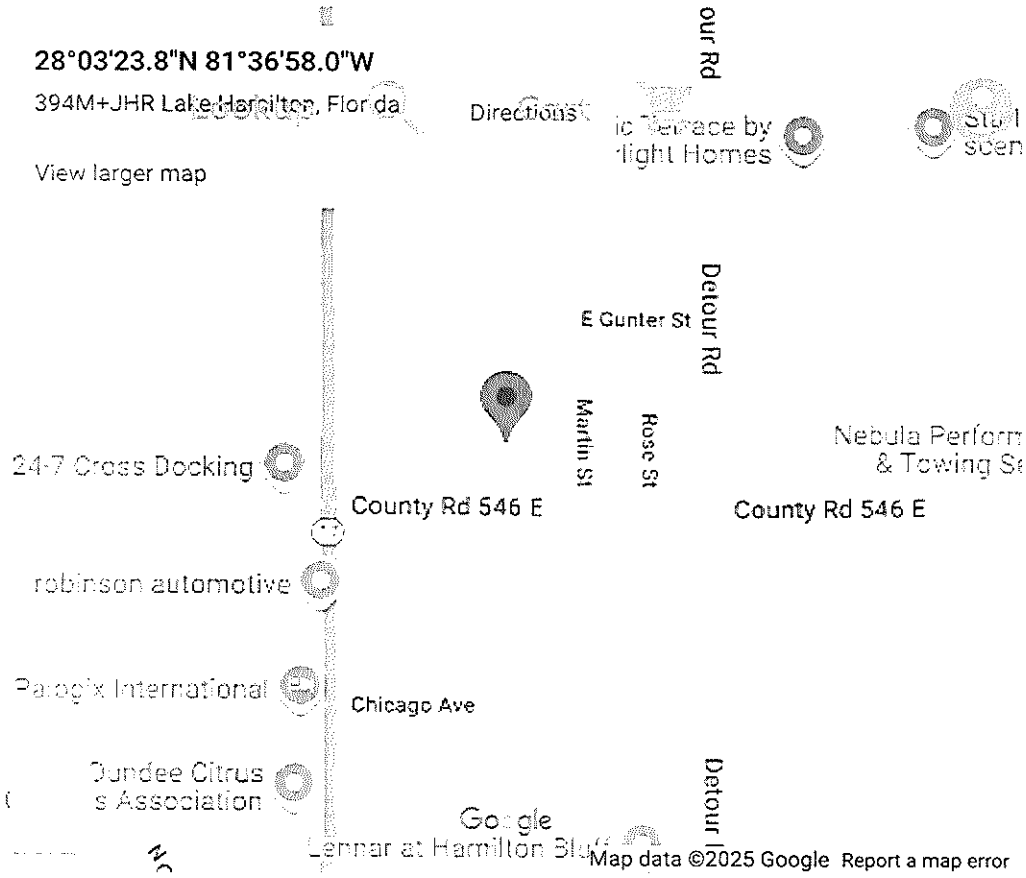
Property Type
Real

Owner
HARRIS SARAH
3734 HAYES HILL RD
MIDWAY, AL

DBA
N/a

Situs
1014 CHURCH ST N HAINES CITY, FL 33844

Legal
DEED APPEARS IN ERROR BEG SE COR SEC RUN W 1320PT36 FT N 445PT6 FT FOR POB RUN W 165 FT N 53PT6 FT E 165 FT S 53PT6 FT TO POB LESS E 25 FT FOR RD R/W



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

Polk County
Property Appraiser
Print Date: 10/21/2025

2025

Owner/Mailing Address:
HARRIS SARAH
3734 HAYES HILL RD
MIDWAY AL 36053-6304

Site Address:
1014 CHURCH ST N HAINES CITY 33844

27-28-09-000000-024090

** ***DEED APPEARS IN ERROR***
BEG SE COR SEC RUN W 1320PT36 FT N 445PT6 FT FOR POB RUN W 165 FT N 53PT6 FT E 165 FT S 53PT6 FT TO

Building Characteristics

0100 SFR up to 2.49 AC

Category	Type
Drive/Walk Way	NONE-DIRT
Exterior Wall	UNFINISHED
Fencing	None
Floor Cover	CONCRETE
Frame / Const Type	MASONRY/BLOCK
Interior Wall	WALL BD OR WOOD
Roof Structure	GABLE-SHINGLE
Shape	SQUARE
Style	SINGLE FAMILY
Substruct	Continuous Wall

Category	Units	Adjustment
Cntrl Heating / AC	0.76	-2212
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	2	0
Room: Full Bath	1	0
Room: Half Bath	0	0

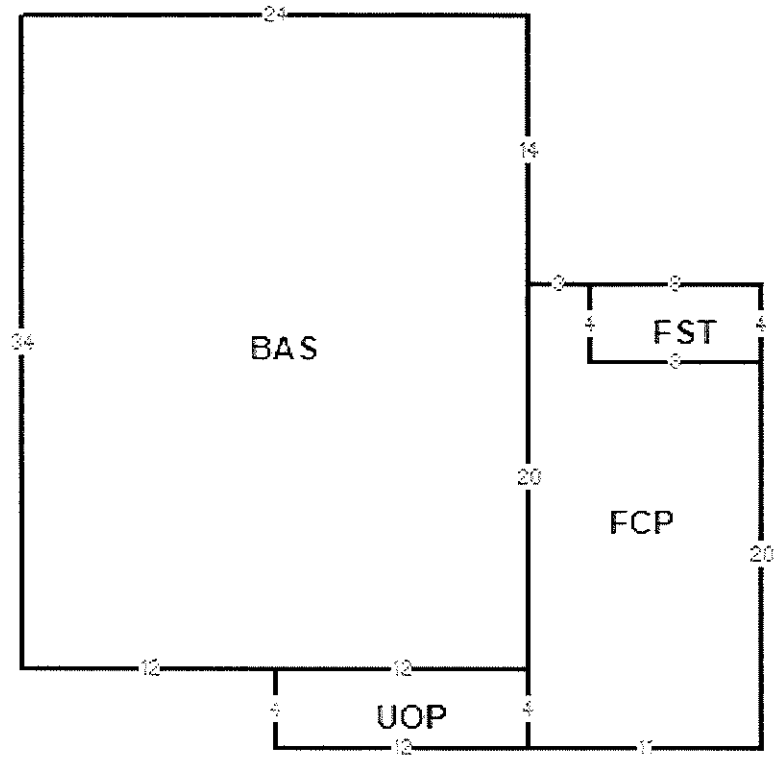
Base Rate Adj.	Adjustment
Size Adjustment	1.06130
Story Height Adj	1.00000

Depreciation Adj	Adjustment
POOR CONDITION	0.7500

Type	Class	Quality	Perimeter
SF	0	AV	116

AYB	EYB	RCNLD	Norm Dpr	%Good
1962	1962	73,395	20.00%	60.00%

RCNLD - Replacement Cost New Less Depreciation



Card 1 of 1
Building No: 1 - Single Family

Sales Data

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
07/24/2025	98	I	13638 / 01618	0	HARRIS SARAH C	MILBRY LISA ANN
04/04/1962	81	E	0587 / 0453	100	LOCKHART ALTA C	HARRIS BENJAMIN

Total Acreage:	**0.17**
Millage Code:	**90450**
Neighborhood Code:	**140390.00**
Neighborhood Adj:	**1.15**

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	31,483
Classified Land Value:	0
* Assd Land Value:	31,483
* Tot Bldg Value:	73,395
* Tot XF Value:	0
Tot Jst Value:	104,878
Market Value:	104,878
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2009
Usage % Cap:	100.00%
Prior Market:	102,461
Prior Base:	56,797
Initial Base:	56,797
Current Base:	56,797
Maximum Cap:	62,477
Market Value:	104,878

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	62,477
Cap Diff:	42,401
Portability	0
Total Value:	62,477
Exemption Value:	0
Taxable Value:	62,477
School Taxable Val:	104,878

* 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.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272809000000024090

Polk County
Property Appraiser
Print Date: 10/21/2025

2025

Owner/Mailing Address:
HARRIS SARAH
3734 HAYES HILL RD
MIDWAY AL 36053-6304

Site Address:
1014 CHURCH ST N HAINES CITY 33844

27-28-09-000000-024090

** ***DEED APPEARS IN ERROR***
BEG SE COR SEC RUN W 1320PT36 FT N 445PT6 FT FOR POB RUN W 165 FT N 53PT6 FT E 165 FT S 53PT6 FT TO

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	7,496.00	S	0	1.00	4.20	4.20	100.00%	31,483

Sub Areas for Building 1

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	816	X	136.18	111,123	FCP	232		40.24	9,336	FST	32		67.06	2,146	UOP	48		40.24	1,932

Gross Area: **1,128**

Living Area: **816**

Parcel Details: 27-28-09-000000-024090

Owners *Recently purchased this property? Click here.*

HARRIS SARAH 100%

Mailing Address *(Address Change form)*

830 CHURCH ST
HAINES CITY FL 33844-9203

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

1014 CHURCH ST N

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	**NOT IN SUBDIVISION**
Property (DOR) Use Code	**SFR up to 2.49 AC (Code: 0100)**
Acreage	**0.17**
Community Redevelopment Area	**NOT IN CRA**

20250079

7/30/25 (H)

Roof, Ext. walls to added structure of home & carport area.

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



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
0587/0453	04/1962	W	E	HARRIS BENJAMIN	$100

Exemptions

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250098 -- 1030 Main St, Lake Hamilton
Parcel #272817-000000-024010
Owner: Luis A Pagan Gonzalez
Violations: Repeat Offender of Code Case 20240087 for Sec. 28-19 Business Tax Receipts (no tax receipt for Truck Rental Business and -Repeat Offender of Code Case 20240089 CH 30 Article 1. Sec. 30-1 Traffic and Vehicles, Weight Violation (Limit) (U-Haul Trucks)
(NOTE: Both violations were found in violation at the January 28, 2025 Special Magistrate Hearing)

DATE: October 28, 2025

SUMMARY & RECOMMENDATION: As of 10/15/25 the rental trucks were removed therefore the property was in violation for weight limitation (commercial vehicles) for (2) days. Since the rental trucks were removed from this property it brought the BTR violation in compliance. As of 10/16/25 the shed had been removed bringing the entire property in compliance.

Recommendation: Staff can recommend $500.00 a day fine however, requesting $100.00 a day fine to be imposed for (13) days $1,300.00

Cost of Enforcement fees: $71.22

Removal of all U-Haul Rental Vehicles. Once all rental vehicles are removed it will automatically remove the BTR violation.
Recommendation: I can request the $500.00 a day fine however, I am requesting $100.00 a day fine to be imposed for (2) days $200.00 and the $100.00 a day fine to continue to run until the property comes into compliance.

Code Enforcement Fees: $68.13 payable within (30) days

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

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: No financial impact on the Town. However, the owner will have an automatic fine and lien for a repeat offender doesn't have a time to correct.

RECOMMENDATION:

ATTACHMENT(S):
20250098(RO) - Oct 28, 2025 SM Packet.pdf

10/14/2025

CITY LAKE HAMILTON

I LUIS PAGAN GONZALEZ authorize sending all correspondence related to the properties located at the following address:

- 1030 MAIN ST, LAKE HAMILTON, FL 33851
- 30049 US HIGHWAY 27 S LAKE HAMILTON, FL 33851.

To my son **LUIS PAGAN AVILES** to the following address 2301 STATE ROAD 60 W LAKE WALES FL, 33859. I also authorize discussing with him any topic related to the aforementioned properties.

Cordially,

LUIS PAGAN GONZALEZ

LUIS PAGAN AVILES

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

State of Florida
County of Polk County
The foregoing instrument was acknowledged before me by means of ☑ physical presence OR ☐ online notarization this 15th day of October, 2025, by Luis Pagan Gonzalez & Luis Pagan Aviles.

(Signature of Notary Public)

Jeannea Colon
(Print Name of Notary Public)

Personally known ☑ OR produced identification ☐
Type of Identification Produced _____

Code Enforcement

Special Magistrate for the Town of Lake Hamilton

Violation No. 20250098

Property Address: 1030 Main St

Property Legal: E1/2 OF W1/2 OF SW1/4 OF SE1/4 LESS S 820 FT & LESS BEG NE COR LOT 1 OF LEDDONS S/D RUN E 40.71 FT S 14 DEG 25 MIN W TO E/LINE LOT 1 N TO POB &

Town of Lake Hamilton

Petitioner

v.

Respondent, Luis A Pagan Gonzalez

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 10th day of October, 2025, the above Respondent was furnished by certified mail with return receipt, and first class mail service a Notice of Hearing in relation to the above case number as required by Florida Statute 162.12(2)(B)1.

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

Lisa Harris

Lisa Harris

Sworn to and subscribed before me this 10th day of October, 2025 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

Code Enforcement for the Town of Lake Hamilton

Seffner address

TOWN OF LAKE HAMILTON, Violation No:20250098
Petitioner,
vs.
Luis A Pagan Gonzalez
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 1030 Main St, Lake Hamilton, FL, 33851 and legally described as E1/2 OF W1/2 OF SW1/4 OF SE1/4 LESS S 820 FT & LESS BEG NE COR LOT 1 OF LEDDONS S/D RUN E 40.71 FT S 14 DEG 25 MIN W TO E/LINE LOT 1 N TO POB &
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: CH. 30 SEC. 30-1 TRAFFIC AND VEHICLES - WEIGHT LIMITATIONSEC. 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, Luis A Pagan Gonzalez on this 10/10/2025.
(Return Receipt No. 70223330000149748313)

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, **January 28, 2025** a copy of which is attached hereto, in **#20240089 and #20240087**. 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.: 20250098

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 October 28, 2025 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 10/10/2025.

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 10/10/2025, 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 # 20250098

TOWN OF LAKE HAMILTON,
Petitioner,
vs.
Luis A Pagan Gonzalez
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 January 28, 2025 the Town of Special Magistrate held a Public Hearing and issued its Order concerning violation number #20240089 and #20240087
2. That a re-inspection was performed on 03/04/2025 and 01/22/2025.
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 _____ 10/10/25
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 10/10/2025.

(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.

Babson Park address

Code Enforcement for the Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250098

Petitioner,

vs.

Luis A Pagan Gonzalez

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 1030 Main St, Lake Hamilton, FL, 33851 and legally described as E1/2 OF W1/2 OF SW1/4 OF SE1/4 LESS S 820 FT & LESS BEG NE COR LOT 1 OF LEDDONS S/D RUN E 40.71 FT S 14 DEG 25 MIN W TO E/LINE LOT 1 N TO POB &
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: CH. 30 SEC. 30-1 TRAFFIC AND VEHICLES - WEIGHT LIMITATIONSEC. 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, Luis A Pagan Gonzalez on this 10/10/2025.
(Return Receipt No. 70223330000149748320)

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, **January 28, 2025** a copy of which is attached hereto, in **Case 20240089 and Case #20240087** . 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.: 20250098

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 October 28, 2025 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 10/10/2025.

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 10/10/2025, by Lisa Harris, who is personally known to me and who did not take an oath.

Signature: Jennifer Hernandez

Printed Name: Jennifer Hernandez

NOTARY PUBLIC STATE OF FLORIDA
JENNIFER HERNANDEZ
Commission # HH 476420
Expires December 27, 2027

(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 # 20250098

TOWN OF LAKE HAMILTON,
Petitioner,
vs.
Luis A Pagan Gonzalez
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 January 28, 2025 the Town of Special Magistrate held a Public Hearing and issued its Order concerning violation number #20240089 and #20240087
2. That a re-inspection was performed on 03/04/2025 and 01/22/2025.
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 _____ 10/10/25

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 10/10/25.

(AFFIX NOTARY STAMP)

Jennifer Hernandez
Notary Public, State of Florida

NOTARY PUBLIC STATE OF FLORIDA
JENNIFER HERNANDEZ
Commission # HH 476420
Expires December 27, 2027

Printed/Typed Name: Jennifer Hernandez

IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA

VIOLATION NO: 20240089

IN RE: 1030 Main St
272817-000000-024010
E1/2 OF W1/2 OF SW1/4 OF SE1/4 LESS S 820 FT & LESS BEG NE COR LOT 1 OF LEDDONS S/D RUN E 40.71 FT S 14 DEG 25 MIN W TO E/LINE LOT 1 N TO POB &

TOWN OF LAKE HAMILTON, a Florida municipal corporation,
Petitioner

v.

Luis A Pagan Gonzalez
11502 E US Highway 92 Seffner, FL 33584-3304
Respondent(s)

ORDER FINDING VIOLATION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before the Special Magistrate at hearing commencing at on at 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 11/27/24 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. CH. 30. ARTICLE I. SEC. 30-1 TRAFFIC AND VEHICLES. WEIGHT VIOLATION - (a) As used in this section, the term "prohibited vehicles," shall be defined so as to include all dump trucks, semi-trucks and trailers, and any other motorized vehicle or trailer having an empty gross vehicle weight in excess of five tons, or 10,000 pounds. (b) It shall be unlawful for any person to operate, travel, or park on any municipal street, alley or thoroughfare, any prohibited vehicle within the town except on the following streets: (1) Kokomo Road; (2) Bryant Avenue westward from State Road 17 for a distance of 250 feet; and (3) Chicago Avenue westward from State Road 17 for a distance of 500 feet.
   (Code 1976, § 11-1; Land Development Code 1995, § 2.01.15(1); Ord. No. 92-187, §§ 1—3, 9-1-1992; Ord. No. 2000-001, § 1, 3-7-2000)

   State Law reference— Authority to regulate stopping, standing and parking, F.S. § 316.008(1)(a); weight limits, F.S. § 316.555.

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. Luis A Pagan Gonzalez, 20240089, 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 28th of January, 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 FEB. 17, 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 $ $109.60. 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 March 25, 2025 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 28th day of January ,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.: 20240089
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

IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA

VIOLATION NO: 20240087

IN RE: 30049 US Highway 27 S
272817-828500-000012
HANCOCK J A SUB PB 5 PG 21

TOWN OF LAKE HAMILTON, a Florida municipal corporation,
Petitioner

v.

Luis A Pagan Gonzalez
74 Altera Ct Kissimmee, FL 34758-3907
Respondent(s)

ORDER FINDING VIOLATION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before the Special Magistrate at hearing commencing at on at 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 11/19/2024 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. 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.
   B. SEC. 16-72 (8) OFF STREET PARKING AND LOADING - PARKING SPACES FOR ALL DWELLINGS SHALL BE LOCATED ON THE SAME PLOT WITH THE MAIN BUILDING. THERE SHALL BE NO OFF-STREET PARKING IN THE FRONT YARDS OF ANY MULTIFAMILY RESIDENTIAL USE.
   C. 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.

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. Luis A Pagan Gonzalez, 20240087, 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 28th of January, 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. JPM
- ☒ 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 $ $110.35. 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 28th day of January ,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.: 20240087
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

INSTR # 2021306428
BK 11996 Pg 0892 PG(s)1
11/22/2021 11:41:02 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 10.00
DEED DOC 1,540.00

This Document Prepared By and Return to:
Linda Holewinski
Real Estate Title Services, Inc.
32 3rd St., SW
Winter Haven, FL 33880
21-0713

Parcel ID Number: 272817-000000-024010

Warranty Deed

This Indenture, Made this 12th day of November , 2021 A.D., **Between** TERRY L. WILKINSON, a married man and KATHERINE BARBER, a married woman

of the County of POLK , State of FLORIDA , **grantors,** and LUIS A. PAGAN GONZALEZ , a married man

whose address is: 1030 MAIN STREET, LAKE HAMILTON, FL 33851

of the County of POLK , State of FLORIDA , **grantee.**

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

The East one-half (1/2) of the West one-half (1/2) of the SW 1/4 of the SE 1/4 of Section 17, Township 28 South, Range 27 East, Polk County, Florida, LESS the South 820 feet; and LESS beginning at the NE corner of Lot 1 of Leddon's Subdivision, run East 40.71 feet, thence South 14°25' West to the East line of said Lot 1, thence North to the point of beginning; and including: Begin 200 feet South of the NE corner of said Lot 1, run West to a point 100 feet East of the right of way of U. S. Highway 27, thence North 14 degrees 25 minutes East to the East line of said Lot 1, thence South to the Point of Beginning. LESS that portion conveyed to the State of Florida for road right-of-way recorded in O.R. Book 698, Page 102, of the Public Records of Polk County, Florida. Subject to

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31st, 2020.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

JENNIFER L. BARKER
Witness

Printed Name: Brooke Willis
Witness

TERRY L. WILKINSON (Seal)
P.O. Address: 1152 BICE GROVE ROAD, HAINES CITY, FL 33844

KATHERINE BARBER (Seal)
P.O. Address: PO BOX 3210, HAINES CITY, FL. 33845

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 12th day of November , 2021 by TERRY L. WILKINSON, a married man and KATHERINE BARBER, a married woman

who are personally known to me or who have produced their Driver's License as identification

Notary Public State of Florida
Jennifer L Barker
My Commission GG 176664
Expires 01/27/2022

JENNIFER L. BARKER
Notary Public
My Commission Expires: 01/27/22

21-0713

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150

Polk County
Property Appraiser
Print Date: 10/08/2025

2025

Owner/Mailing Address:
GONZALEZ LUIS A PAGAN
1204 CALOOSA RIDGE AVE
BABSON PARK FL 33827-9725

Site Address:
1030 MAIN ST LAKE HAMILTON 33851

27-28-17-000000-024010

** E1/2 OF W1/2 OF SW1/4 OF SE1/4 LESS S 820 FT & LESS BEG NE COR LOT 1 OF LEDDONS S/D RUN E 40.71 FT S 14 DEG 25 MIN W TO E/LINE LOT 1 N TO POB &

Building Characteristics

Category	Type
Drive/Walk Way	NONE-DIRT
Exterior Wall	UNFINISHED
Fencing	CHAIN LINK
Floor Cover	CONCRETE
Frame / Const Type	MASONRY/BLOCK
Interior Wall	PLASTER
Roof Structure	HIP-SHINGLE
Shape	SQUARE
Style	SINGLE FAMILY
Substruct	Slab

Category	Units	Adjustment
Cntrl Heating / AC	0.69	-2008
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	3	0
Room: Full Bath	1	0
Room: Half Bath	0	0

Base Rate Adj.	Adjustment
Size Adjustment	1.14590
Story Height Adj	1.00000

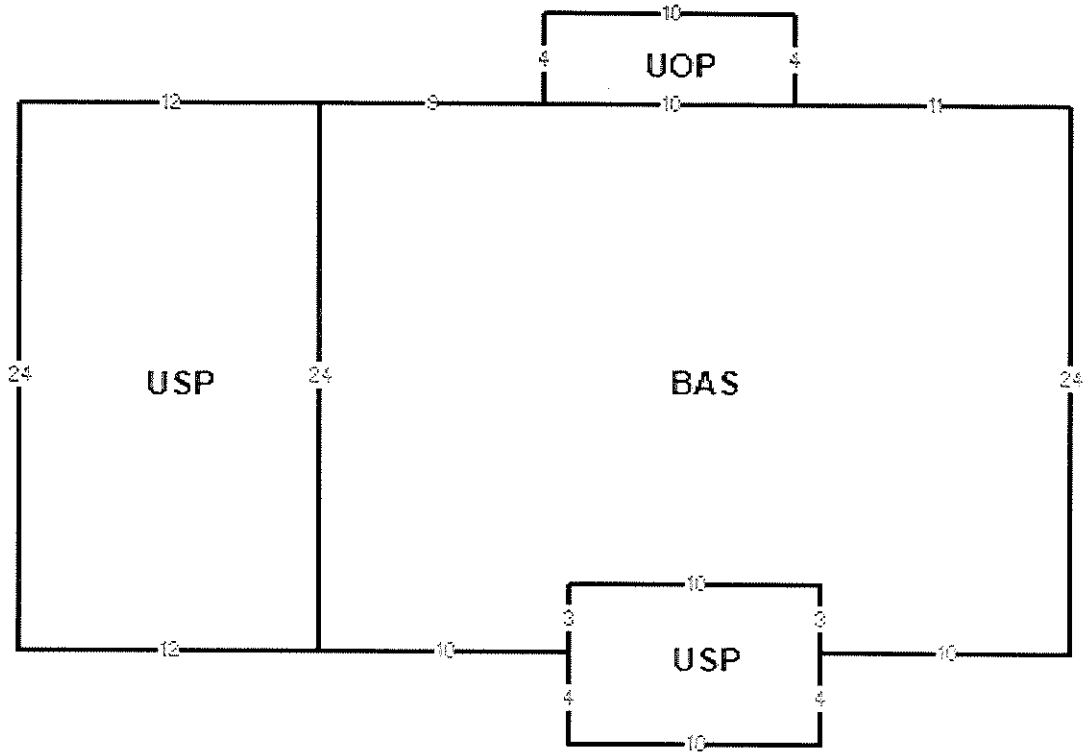
Depreciation Adj	Adjustment

Type	Class	Quality	Perimeter
SF	0	AV	114

AYB	EYB	RCNLD	Norm Dpr	%Good
1948	1980	90,993	17.00%	83.00%

RCNLD - Replacement Cost New Less Depreciation

0100 SFR up to 2.49 AC



Card 1 of 1
Building No: 1 - Single Family

**** Sales Data**

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
11/12/2021	01	I	11996 / 00892	220,000	WILKINSON TERRY L	GONZALEZ LUIS A PAGAN
10/20/2016	11	I	09965 / 00824	100	WILKINSON REVOCABLE FAMILY TRUST	WILKINSON TERRY L
12/01/1996	03	I	3776 / 1047	100	WILKINSON EMMETT LEVOY	WILKINSON REVOCABLE FAMILY TRUST
04/01/1991	03	I	/ 7661	0		

Total Acreage:	**3.81**
Millage Code:	**90450**
Neighborhood Code:	**140460.00**
Neighborhood Adj:	**1.05**

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:	
Market Land Value:	68,172
Classified Land Value:	0
* Assd Land Value:	68,172
* Tot Bldg Value:	90,993
* Tot XF Value:	7,315
Tot Jst Value:	166,480
Market Value:	166,480
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:	169,738
Prior Base:	169,738
Initial Base:	169,738
Current Base:	169,738
Maximum Cap:	186,712
Market Value:	166,480
Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	166,480
Cap Diff:	0
Portability	0
Total Value:	166,480
Exemption Value:	0
Taxable Value:	166,480
School Taxable Val:	166,480

* 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.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272817000000024010

151

Polk County
Property Appraiser
Print Date: 10/08/2025

2025

Owner/Mailing Address:
GONZALEZ LUIS A PAGAN
1204 CALOOSA RIDGE AVE
BABSON PARK FL 33827-9725

Site Address:
1030 MAIN ST LAKE HAMILTON 33851

27-28-17-000000-024010

** E1/2 OF W1/2 OF SW1/4 OF SE1/4 LESS S 820 FT & LESS BEG NE COR LOT 1 OF LEDDONS S/D RUN E 40.71 FT S 14 DEG 25 MIN W TO E/LINE LOT 1 N TO POB &

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	GAR	GARAGE DETACHED	1	276	3	33.13	33.13	1.00	100.00%	1948	1948	1949	80.00%	7,315

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	0115	2.51 to 5 Acres	0.00	0.00	3.81	A	0	1.00	21,000.00	21,000.00	100.00%	68,172

Sub Areas for Building 1

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	690	X	134.25	92,633	UOP	40		36.74	1,470	USP	288		48.98	14,106	USP	70		48.98	3,429

Gross Area: 1,088

Living Area: 690

Parcel Details: 27-28-17-000000-024010

Owners *Recently purchased this property? Click here.*

GONZALEZ LUIS A PAGAN 100%

Mailing Address *(Address Change form)*

1204 CALOOSA RIDGE AVE
BABSON PARK FL 33827-9725

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

1030 MAIN ST

Postal City and Zip

LAKE HAMILTON FL 33851

Parcel Information

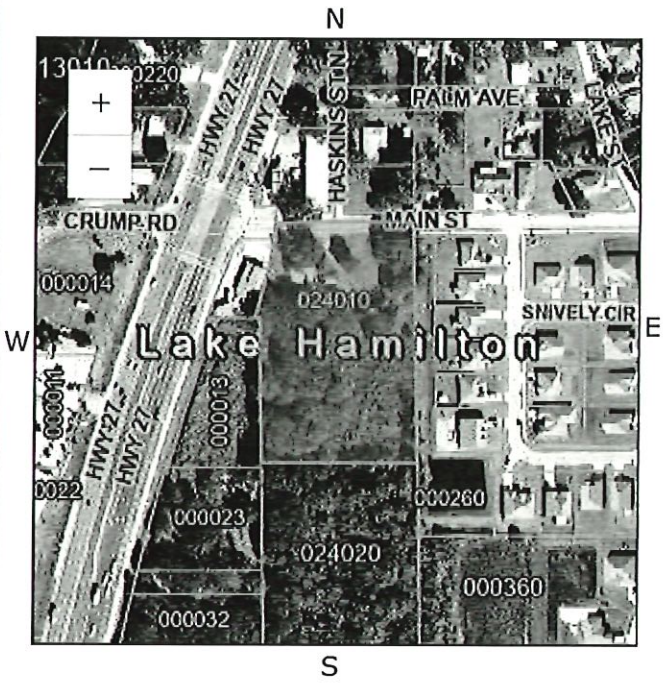
Municipality	**LAKE HAMILTON (Code: 90450)**
Neighborhood	**140460.00** Search Recent Sales in this Neighborhood
Subdivision	**NOT IN SUBDIVISION**
Property (DOR) Use Code	**SFR up to 2.49 AC (Code: 0100)**
Acreage	**3.81**
Community Redevelopment Area	**NOT IN CRA**

8/27/25
20250098 O/C storage of vehicles Tow Trucks & U-haul trucks

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



Automotive Service and towing C-1

Section Maps for 272817

HTML (opens in new tab)
Printable PDF

Shed w/o permit

Note: Light duty tow trucks: 8,500 – 10,000 lbs
med " " " : 10,000 – 26,000 lbs
heavy " " " : over 26,000 lbs

U-haul trucks anywhere from 4,500 to 13,140 lbs.

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
11996/00892	11/2021	W	I	GONZALEZ LUIS A PAGAN	$220,000
09965/00824	10/2016	W	I	WILKINSON TERRY L	$100
3776/1047	12/1996	Q	I	WILKINSON REVOCABLE FAMILY TRUST	$100
/7661	04/1991	R	I		$0

Town of Lake Hamilton
Special Magistrate
Agenda Summary Report

TO: Special Magistrate

THROUGH: Jeffrey Ball, AICP, Community Development Director

FROM: Lisa Harris, Code Compliance Specialist

AGENDA ITEM: Code Case #20250100 -- 30049 US Highway 27 S, Lake Hamilton
Parcel #272817-828500-000012
Owner: Luis A. Pagan Gonzalez
Violations: -- Repeat Offender of Code Case 20240087 for Sec. 28-19 Business Tax Receipts (BTR's) as well as Repeat Offender of Code Case 20240089 for CH 30. Article 1. Sec. 30-1 Traffic and Vehicles, Weight Violation (Limitation) - (U-Haul Rental Trucks)
NOTE: Cases 20240087 and 20240089 were found in violation at the January 28, 2025 Special Magistrate Hearing

DATE: October 28, 2025

SUMMARY & RECOMMENDATION: As of 10/15/25 the rental trucks were removed therefore the property was in violation for weight limitation (commercial vehicles) for (2) days. However, the BTR violation remains until all businesses have their current BTR's.

Recommendation: Staff can recommend $500.00 a day fine however, requesting $100.00 a day fine to be imposed for (2) days $200.00 and the $100.00 a day fine to continue to run until the property comes into compliance.

Cost of Enforcement Fees: $68.13 payable within (30) days

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

ATTORNEY REVIEW: YES: ☐ NO: ☒ N/A: ☐

FINANCIAL IMPACT: YES: ☐ NO: ☒

If Yes, Please Explain: No financial impact on the Town. However, the owner will have an automatic fine and lien for a repeat offender doesn't have a time to correct.

RECOMMENDATION:

ATTACHMENT(S):
20250100(RO) - Oct 28, 2025 SM Packet.pdf

10/14/2025

CITY LAKE HAMILTON

I LUIS PAGAN GONZALEZ authorize sending all correspondence related to the properties located at the following address:

- 1030 MAIN ST, LAKE HAMILTON, FL 33851
- 30049 US HIGHWAY 27 S LAKE HAMILTON, FL 33851.

To my son **LUIS PAGAN AVILES** to the following address 2301 STATE ROAD 60 W LAKE WALES FL, 33859. I also authorize discussing with him any topic related to the aforementioned properties.

Cordially,

LUIS PAGAN GONZALEZ

LUIS PAGAN AVILES

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

State of Florida
County of Polk County
The foregoing instrument was acknowledged before me by means of ☒ physical presence OR ☐ online notarization this 15th day of October, 2025, by Luis Pagan Gonzalez & Luis Pagan Aviles.

(Signature of Notary Public)
Jeannea Colon
(Print Name of Notary Public)
Personally known ☒ OR produced identification ☐
Type of Identification Produced _____

Code Enforcement

Special Magistrate for the Town of Lake Hamilton

Violation No. 20250100

Property Address: 30049 US Highway 27 S

Property Legal: MAP SURVEYED BY J A HANCOCK SUB PB 5 PG 21 THAT PT LOT 1 & LANDS E OF SAME DESC AS: COMM NW COR OF E1/2 OF W1/2 OF SW1/4 OF SE1/4 OF SEC RUN E 40.71

Town of Lake Hamilton

Petitioner

v.

Respondent, Luis A Pagan Gonzalez

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 10th day of October, 2025, the above Respondent was furnished by certified mail with return receipt, and first class mail service a Notice of Hearing in relation to the above case number as required by Florida Statute 162.12(2)(B)1.

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

Lisa Harris

Sworn to and subscribed before me this 10th day of October, 2025 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

Code Enforcement for the Town of Lake Hamilton

Seffner

TOWN OF LAKE HAMILTON, Violation No:20250100
Petitioner,
vs.
Luis A Pagan Gonzalez
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 30049 US Highway 27 S, Lake Hamilton, FL, 33851 and legally described as MAP SURVEYED BY J A HANCOCK SUB PB 5 PG 21 THAT PT LOT 1 & LANDS E OF SAME DESC AS: COMM NW COR OF E1/2 OF W1/2 OF SW1/4 OF SE1/4 OF SEC RUN E 40.71 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: CH. 30. ARTICLE I. SEC. 30-1 TRAFFIC AND VEHICLES. WEIGHT VIOLATIONSEC. 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, Luis A Pagan Gonzalez on this 10/10/2025.
(Return Receipt No. 70223300004974833 7)

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, **January 28, 2025** a copy of which is attached hereto, in **#20240087 and #20240089**. 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.: 20250100

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 October 28, 2025 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 10/10/2025.

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 10/10/2025, 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 # 20250100

TOWN OF LAKE HAMILTON,
Petitioner,
vs.
Luis A Pagan Gonzalez
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 January 28, 2025 the Town of Special Magistrate held a Public Hearing and issued its Order concerning violation number #20240087 and #20240089
2. That a re-inspection was performed on 01/22/2025 and 03/04/2025.
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 _____ 10/10/25 _____
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 10/10/25.

(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.

Babson Park

Code Enforcement for the Town of Lake Hamilton

TOWN OF LAKE HAMILTON, Violation No:20250100

Petitioner,

vs.

Luis A Pagan Gonzalez

Respondent(s),

_____/

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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: CH. 30. ARTICLE I. SEC. 30-1 TRAFFIC AND VEHICLES. WEIGHT VIOLATIONSEC. 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, Luis A Pagan Gonzalez on this 10/10/2025.
(Return Receipt No. 70223330000149748344)

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, **January 28, 2025** a copy of which is attached hereto, in **#20240087 and #20240089**. 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.: 20250100

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PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED this 10/10/2025.

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 10/10/2025, 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

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Code Enforcement for the Town of Lake Hamilton

VIOLATION # 20250100

TOWN OF LAKE HAMILTON,
Petitioner,
vs.
Luis A Pagan Gonzalez
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 _____ 10/10/25
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 10/10/25.

(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.

IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA

VIOLATION NO: 20240087

IN RE: 30049 US Highway 27 S
272817-828500-000012
HANCOCK J A SUB PB 5 PG 21

TOWN OF LAKE HAMILTON, a Florida municipal corporation,
Petitioner

v.

Luis A Pagan Gonzalez
74 Altera Ct Kissimmee, FL 34758-3907
Respondent(s)

ORDER FINDING VIOLATION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before the Special Magistrate at hearing commencing at on at 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 11/19/2024 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. 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.
   B. SEC. 16-72 (8) OFF STREET PARKING AND LOADING - PARKING SPACES FOR ALL DWELLINGS SHALL BE LOCATED ON THE SAME PLOT WITH THE MAIN BUILDING. THERE SHALL BE NO OFF-STREET PARKING IN THE FRONT YARDS OF ANY MULTIFAMILY RESIDENTIAL USE.
   C. 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.

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. Luis A Pagan Gonzalez, 20240087, 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 28th of January, 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 $ $110.35. 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 28th day of January ,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.: 20240087
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

IN AND FOR THE TOWN OF LAKE HAMILTON, FLORIDA

VIOLATION NO: 20240089

IN RE: 1030 Main St
272817-000000-024010
E1/2 OF W1/2 OF SW1/4 OF SE1/4 LESS S 820 FT & LESS BEG NE COR LOT 1 OF LEDDONS S/D RUN E 40.71 FT S 14 DEG 25 MIN W TO E/LINE LOT 1 N TO POB &

TOWN OF LAKE HAMILTON, a Florida municipal corporation,
Petitioner

v.

Luis A Pagan Gonzalez
11502 E US Highway 92 Seffner, FL 33584-3304
Respondent(s)

ORDER FINDING VIOLATION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before the Special Magistrate at hearing commencing at on at 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 11/27/24 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. CH. 30. ARTICLE I. SEC. 30-1 TRAFFIC AND VEHICLES. WEIGHT VIOLATION - (a) As used in this section, the term "prohibited vehicles," shall be defined so as to include all dump trucks, semi-trucks and trailers, and any other motorized vehicle or trailer having an empty gross vehicle weight in excess of five tons, or 10,000 pounds. (b) It shall be unlawful for any person to operate, travel, or park on any municipal street, alley or thoroughfare, any prohibited vehicle within the town except on the following streets: (1) Kokomo Road; (2) Bryant Avenue westward from State Road 17 for a distance of 250 feet; and (3) Chicago Avenue westward from State Road 17 for a distance of 500 feet.
   (Code 1976, § 11-1; Land Development Code 1995, § 2.01.15(1); Ord. No. 92-187, §§ 1—3, 9-1-1992; Ord. No. 2000-001, § 1, 3-7-2000)

   State Law reference— Authority to regulate stopping, standing and parking, F.S. § 316.008(1)(a); weight limits, F.S. § 316.555.

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. Luis A Pagan Gonzalez, 20240089, 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 28th of January, 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 FEB. 17, 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 $ $109.60. 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 March 25, 2025 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 28th day of January ,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.: 20240089
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

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

POST OFFICE BOX 126
LAKE HAMILTON, FL 33851

Town of Lake Hamilton

October 28, 2024

Iris N Ramos Colon
El Caldero De Mami
LLC
30049 U.S. Highway 27
Lake Hamilton, FL 33851

Dear Mr. Pagan

We are approving a 30-day conditional use for the Mobile Food Dispensing Vehicle with operation name "EL Caldero." If at the end of the 30 days the items listed below are satisfactory, we will issue regular application approval. Conditions to be monitored for 30 days:

1. Pariking and business access
2. Restroom availability
3. Hours of operationoval
4. Self-sustaining/independent utilities
5. Removal and storage of seating/umbrellas during hours of non-operation

If you have any additional questions, please give us a call.

Sincerely,

Doug Leonard
Interim Senior Planner

Shawna Schuette
Permit Coordinator

Prepared by:
Susan Green
Executive Title of Central Florida, Inc.
203 Avenue K, SE
Winter Haven, Florida 33880

File Number: 2021-487

INSTR # 2022030933
BK 12101 Pgs 2172-2173 PG(s)2
RECORDED 02/03/2022 11:23:23 AM
STACY M. BUTTERFIELD, CLERK OF COURT
POLK COUNTY
DEED DOC $1,834.00
RECORDING FEES $18.50
RECORDED BY shakcamp

262,000.00
1,834.00

General Warranty Deed

Made this January 28, 2022 A.D.
By **Alvis Mariner Patterson, III**, whose post office address is: 3255 Flat Shoals Road SW, Conyers, Georgia 30094, hereinafter called the grantor, to **Luis A. Pagan Gonzalez**,
whose post office address is: 74 Altera Ct, Kissimmee, Florida 34758, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, viz:

Starting at the Northwest corner of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 28 South, Range 27 East, Polk County, Florida, run thence East along the North boundary or said Southwest 1/4 of Southeast 1/4 a distance of 40.71 feet, thence South 0° 15' West a distance of 32.20 feet to a concrete marker for the Point of Beginning; run thence North 89° 46' West along the new Southerly boundary of Main Street a distance of 79.55 feet of its intersection with the Easterly boundary of State Road #25 (U.S. Highway 27), thence run South 20° 56' West along said Easterly boundary a distance of 88.95 feet, thence along said Easterly boundary along a curve to the left for a chord bearing of South 20° 30' West a chord-distance of 90.80 feet to its intersection with the South boundary of the North 200 feet of said Lot 1 of Leddons's Subdivision, run thence East along said South boundary of the North 200 feet of Lot 1 a distance of 100 feet thence run North 14° 25' East a distance of 173.26 feet to the Point of Beginning. LESS AND EXCEPT any portion lying within State Road #25 (U.S. Highway 27).

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **272817-828500-000012**

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, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

18.50

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

Prepared by:
Susan Green
Executive Title of Central Florida, Inc.
203 Avenue K, SE
Winter Haven, Florida 33880

File Number: 2021-487

Signed, sealed and delivered in our presence:

Witness Printed Name Jason Donald

Witness Printed Name JOSHUA ORELLANA

Alvis Mariner Patterson, III (Seal)

(Seal)

State of Georgia
County of Rockdale

The foregoing instrument was acknowledged before me this 25 day of January, 2022, by Alvis Mariner Patterson, III, who is/are personally known to me or who has produced driver license as identification.

Notary Public
Print Name: Jason Donald
My Commission Expires: 6/1/2025

(SEAL)

JASON DONALD NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 6/1/2025 ROCKDALE COUNTY, GEORGIA

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

Account 272617-328501-(illegible)

Tax Year 2024

Print Bill Watch

Unpaid Bills All Bills

No unpaid bills

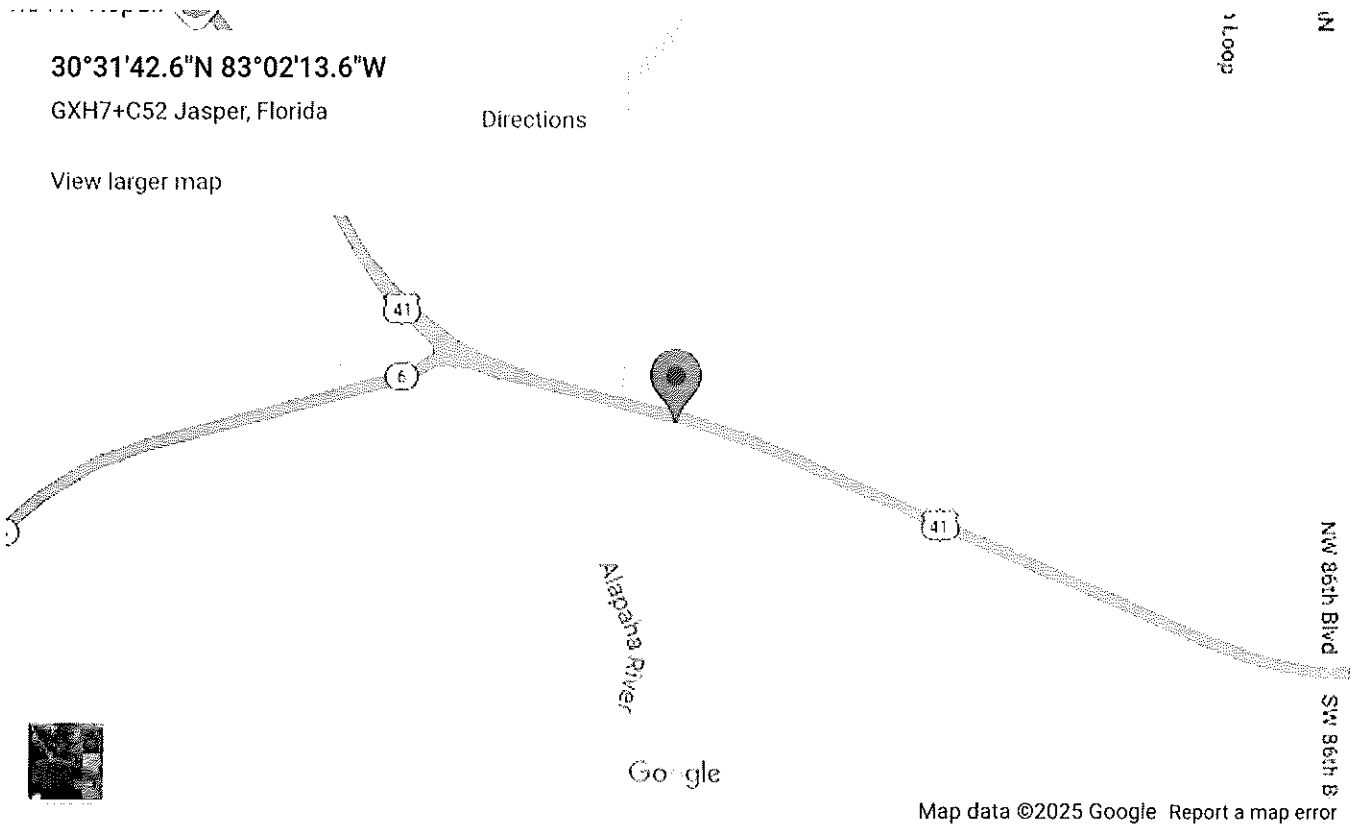
Tax Collector

Jane G. Bedford
Tax Collector for Polk C

Lookup Cart

Legal

MAP SURVEYED BY J A HANCOCK SUB PB 5 PG 21 THAT PT LOT 1 & LANDS E OF SAME DESC AS: COMM NW COR OF E1/2 OF W1/2 OF SW1/4 OF SE1/4 OF SEC RUN E 40.71 FT S 32.2 FT TO POB W 79.55 FT TO ELY BNDRY OF HWY 27 S 20 DEG 56 MIN W ALONG R/W BNDRY 88.95 FT ELY ALONG CURVE 90.8 FT E 100 FT N 14 DEG 25 MIN E 173.26 FT TO POB



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

Assessed	Exempt	Taxable	Millage
168495	0	168495	0.25000

C103 POLK COUNTY ENV LANDS MGMT $8.42

Assessed	Exempt	Taxable	Millage
168495	0	168495	0.05000

C104 POLK COUNTY ENV LANDS ACQUISITION $25.27

Assessed	Exempt	Taxable	Millage
168495	0	168495	0.15000

SCHOOL GENERAL FUND $639.61

Assessed	Exempt	Taxable	Millage
168495	0	168495	3.79600

SCHOOL LOCAL CAPITAL IMPROVEMENT $252.74

Assessed	Exempt	Taxable	Millage
168495	0	168495	1.50000

TOWN OF LAKE HAMILTON $1,420.01

Assessed	Exempt	Taxable	Millage
168495	0	168495	8.42760

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

173

Polk County
Property Appraiser
Print Date: 10/08/2025

2025

Owner/Mailing Address:
GONZALEZ LUIS A PAGAN
1204 CALOOSA RIDGE AVE
BABSON PARK FL 33827-9725

Site Address:
30049 US HIGHWAY 27 S LAKE HAMILTON 33851

27-28-17-828500-000012

** MAP SURVEYED BY J A HANCOCK SUB PB 5 PG 21 THAT PT LOT 1 & LANDS E OF SAME DESC AS: COMM NW COR OF E1/2 OF W1/2 OF SW1/4 OF SE1/4 OF SEC RUN E 40.71

Building Characteristics

1110 Retail up to 4999 sf

Category	Type
Exterior Wall	NONE
HEAT CODE	NA

Category	Units	Adjustment
LIVING UNITS	1	0
Stories	1	0
WALL HEIGHT	12	0

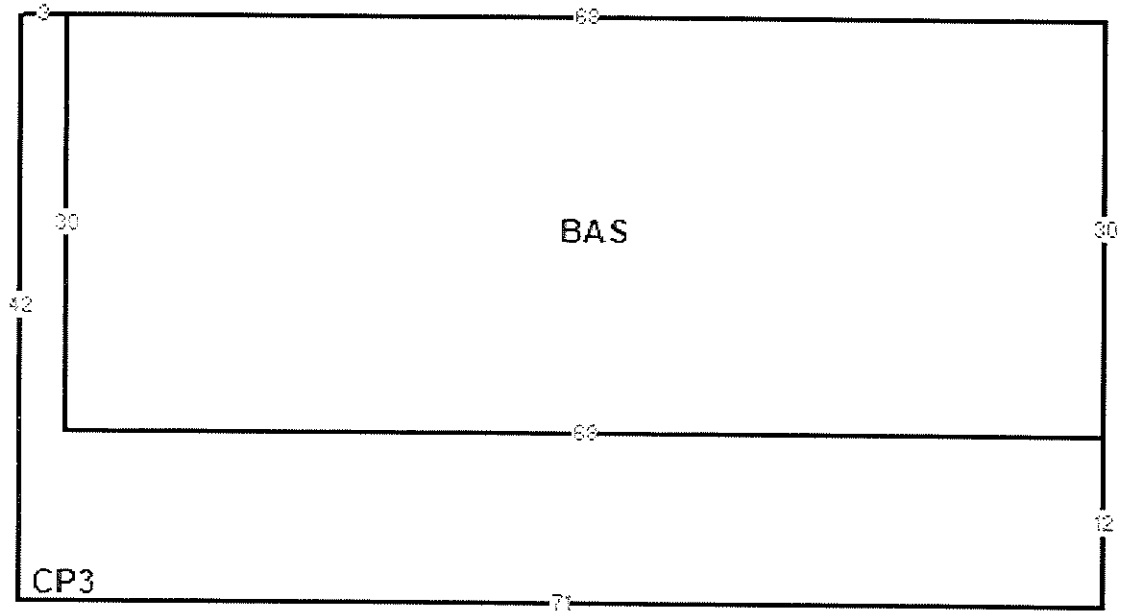
Base Rate Adj.	Adjustment
Perimeter Adjustment	1.14700
Stories Adjustment	1.00000
Story Height Adj	0.94400

Depreciation Adj — **Adjustment**

Type	Style	Class	Quality	Perimeter
1427	406	S	AV	196

AYB	EYB	RCNLD	Norm Dpr	%Good
1957	2002	62,505	37.00%	63.00%

RCNLD - Replacement Cost New Less Depreciation



Card 1 of 2
Building No: 1 - STORAGE WAREHOUSE

AKA: APPLIANCE SALES

Sales Data

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
01/22/2022	01	I	12101 / 02172	262,000	PATTERSON ALVIS MARINER III	GONZALEZ LUIS A PAGAN
09/01/1999	03	I	4319 / 2189	1	PATTERSON JERRY LARON	PATTERSON ALVIS MARINER III
03/01/1999	03	I	4226 / 1236	10		
01/01/1981	00	E	1994 / 798	40,000		

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

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2025 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:
http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272817828500000012

Total Acreage:	**0.35**
Millage Code:	**90450**
Neighborhood Code:	**6666.30**
Neighborhood Adj:	**1.00**

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	75,530
Classified Land Value:	0
* Assd Land Value:	75,530
* Tot Bldg Value:	91,355
* Tot XF Value:	8,085
Tot Jst Value:	174,970
Market Value:	174,970
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:	2023
Usage % Cap:	100.00%
Prior Market:	168,495
Prior Base:	168,495
Initial Base:	168,495
Current Base:	168,495
Maximum Cap:	185,345
Market Value:	174,970

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	174,970
Cap Diff:	0
Portability	0
Total Value:	174,970
Exemption Value:	0
Taxable Value:	174,970
School Taxable Val:	174,970

Polk County
Property Appraiser
Print Date: 10/08/2025

2025

Owner/Mailing Address:
GONZALEZ LUIS A PAGAN
1204 CALOOSA RIDGE AVE
BABSON PARK FL 33827-9725

Site Address:
30049 US HIGHWAY 27 S LAKE HAMILTON 33851

27-28-17-828500-000012

** MAP SURVEYED BY J A HANCOCK SUB PB 5 PG 21 THAT PT LOT 1 & LANDS E OF SAME DESC AS: COMM NW COR OF E1/2 OF W1/2 OF SW1/4 OF SE1/4 OF SEC RUN E 40.71

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	4,000	0	3.58	3.58	1.00	100.00%	1975	1975	1976	50.00%	7,160
2	CWC	CAN WOOD CONCRETE	0	351	0	5.27	5.27	1.00	100.00%	1975	1975	1976	50.00%	925

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	0164	Land Code	0.00	0.00	15,106.00	S	0	1.00	5.00	5.00	100.00%	75,530

Sub Areas for Building 1

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	2,040	X	42.71	87,128	CP3	942		12.83	12,087										

Gross Area: 2,982
Living Area: 2,040

175

Polk County
Property Appraiser
Print Date: 10/08/2025

2025

Owner/Mailing Address:
GONZALEZ LUIS A PAGAN
1204 CALOOSA RIDGE AVE
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1110 Retail up to 4999 sf

Building Characteristics

Category	Type
Exterior Wall	NONE
HEAT CODE	NA

Category	Units	Adjustment
LIVING UNITS	1	0
Stories	1	0
WALL HEIGHT	10	0

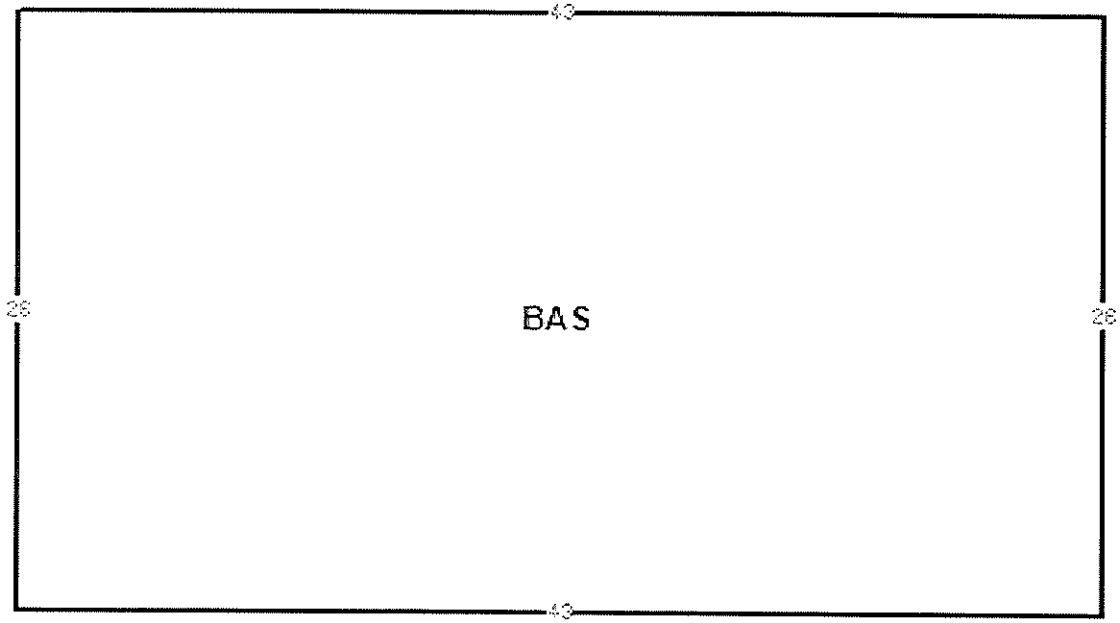
Base Rate Adj.	Adjustment
Perimeter Adjustment	1.20000
Stories Adjustment	1.00000
Story Height Adj	0.88800

Depreciation Adj	Adjustment

Type	Style	Class	Quality	Perimeter
1427	406	D	AV	138

AYB	EYB	RCNLD	Norm Dpr	%Good
1975	2002	28,850	37.00%	63.00%

RCNLD - Replacement Cost New Less Depreciation



Card 2 of 2
Building No: 2 - STORAGE WAREHOUSE

AKA: APPLIANCE SALES

Sales Data

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
01/22/2022	01	I	12101 / 02172	262,000	PATTERSON ALVIS MARINER III	GONZALEZ LUIS A PAGAN
09/01/1999	03	I	4319 / 2189	1	PATTERSON JERRY LARON	PATTERSON ALVIS MARINER III
03/01/1999	03	I	4226 / 1236	10		
01/01/1981	00	E	1994 / 798	40,000		

Total Acreage:	**0.35**
Millage Code:	**90450**
Neighborhood Code:	**6666.30**
Neighborhood Adj:	**1.00**

Value Summary 2025

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Market Valuation:

Market Land Value:	75,530
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* Assd Land Value:	75,530
* Tot Bldg Value:	91,355
* Tot XF Value:	8,085
Tot Jst Value:	174,970
Market Value:	174,970
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:	2023
Usage % Cap:	100.00%
Prior Market:	168,495
Prior Base:	168,495
Initial Base:	168,495
Current Base:	168,495
Maximum Cap:	185,345
Market Value:	174,970

Assessment Values:

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Homestead:	0
Non-Homestead:	174,970
Cap Diff:	0
Portability	0
Total Value:	174,970
Exemption Value:	0
Taxable Value:	174,970
School Taxable Val:	174,970

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Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2025 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:
http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=272817828500000012

Polk County
Property Appraiser
Print Date: 10/08/2025

2025

Owner/Mailing Address:
GONZALEZ LUIS A PAGAN
1204 CALOOSA RIDGE AVE
BABSON PARK FL 33827-9725

Site Address:
30049 US HIGHWAY 27 S LAKE HAMILTON 33851

27-28-17-828500-000012

** MAP SURVEYED BY J A HANCOCK SUB PB 5 PG 21 THAT PT LOT 1 & LANDS E OF SAME DESC AS: COMM NW COR OF E1/2 OF W1/2 OF SW1/4 OF SE1/4 OF SEC RUN E 40.71

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	4,000	0	3.58	3.58	1.00	100.00%	1975	1975	1976	50.00%	7,160
2	CWC	CAN WOOD CONCRETE	0	351	0	5.27	5.27	1.00	100.00%	1975	1975	1976	50.00%	925

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	0164	Land Code	0.00	0.00	15,106.00	S	0	1.00	5.00	5.00	100.00%	75,530

Sub Areas for Building 2

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	1,118	X	40.96	45,793															

Gross Area: 1,118
Living Area: 1,118

Parcel Details: 27-28-17-828500-000012

Owners *Recently purchased this property? Click here.*

GONZALEZ LUIS A PAGAN 100%

Mailing Address *(Address Change form)*

1204 CALOOSA RIDGE AVE
BABSON PARK FL 33827-9725

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

30049 US HIGHWAY 27 S

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	**HANCOCK J A SUB PB 5 PG 21**
Property (DOR) Use Code	**Retail up to 4999 sf (Code: 1110)**
Acreage	**0.35**
Community Redevelopment Area	**NOT IN CRA**

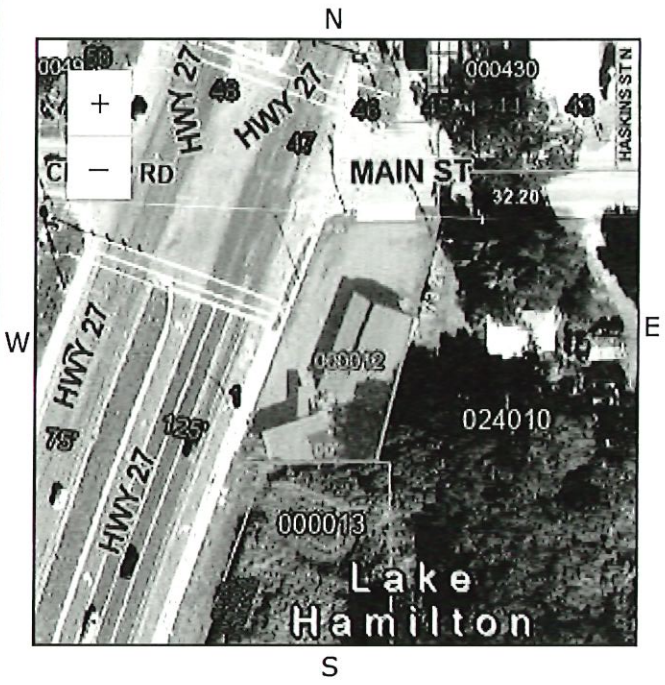
C-1
8/14/25

① Flags
② Travel trucks are parked where food truck parking is (3)
③ STR's
20250100

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 272817

HTML (opens in new tab)
Printable PDF

Linked Tangible Personal Property Accounts

Linked Accounts)

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

2 TPP Account(s)

⊞ List of Accounts

Sales Historv