



CITY OF BARTOW
CODE ENFORCEMENT - SPECIAL MAGISTRATE MEETING
TUESDAY, FEBRUARY 24, 2026 AT 9:00 AM
OR AS SOON THEREAFTER AS POSSIBLE
450 NORTH WILSON AVE., BARTOW, FL 33830

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE TO THE FLAG
3. APPROVAL OF MINUTES
 - a. January 27, 2026
4. EXPLANATION OF PROCEDURE AND SWEARING IN
5. AGENDA MODIFICATION/APPROVAL
6. CONSENT AGENDA

All matters listed under this section are considered to be routine and action will be accomplished by one motion without a 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.

 - a. AFFIDAVIT OF NON-COMPLIANCE/FINE CERTIFICATIONS
 1. CASE NO. 65098 - TT
RESPONDENT: ROBERTA WALKER GORUM
LOCATION: 615 FORMOSA AVE
VIOLATION(S):
 1. CODE OF ORD. § SEC. 18-3 PERMIT FOR CONSTRUCTION REQUIRED
7. OLD BUSINESS
 - a. AFFIDAVIT OF COMPLIANCE/FINE CERTIFICATIONS
8. NEW VIOLATIONS
 - a. CASE NO. 25-0117-PH
RESPONDENT: LANCE FAGAN
LOCATION: 470 SHADY LANE
VIOLATION(S):
 1. IPMS 302.1 SANITATION
9. REPEAT VIOLATIONS

10. DEMOLITION REQUESTS

- a. REQUEST FOR INITIAL ORDER
- b. REQUEST FOR FINAL ORDER

11. REDUCTION REQUESTS

12. ADJOURNMENT

(References to “MPMS” are to the Minimum Property Maintenance Standards of the City of Bartow as adopted by the Bartow Property Improvement Regulations Ordinance of 2012 (“BPIRO”), § 18-16, Code of Ord. of the City of Bartow, Fla. References to the “FBC” are to the Florida Building Code as modified by BPIRO, §§ 18-1, 18-2, Code of Ord. of the City of Bartow, Fla. References to “ULDC” are to the Unified Land Development Code of the City of Bartow, Fla.)

Please be advised that if you desire to appeal from any decisions made as a result of the above hearing or meeting, you will need a record of the proceedings and in some cases a verbatim record is required. You must make your own arrangements to produce this record. (Florida Statute 286.0105). If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk’s Office at 450 N. Wilson Avenue, P.O. Box 1069, Bartow, Florida 33831-1069 or phone (863) 534-0100 within 2 working days of your receipt of this meeting notification; if you are hearing or voice impaired, call 1-800-955-8771. Posted at City Hall, Bartow Public Library, and the City’s website www.cityofbartow.net on February 17, 2026.

CITY OF BARTOW
CODE ENFORCEMENT - SPECIAL MAGISTRATE HEARING
TUESDAY, JANUARY 27, 2026 AT 9:00 A.M. (EST)
OR AS SOON THEREAFTER AS POSSIBLE
CITY HALL COMMISSION CHAMBERS,
450 NORTH WILSON AVENUE, BARTOW, FL 33830

MINUTES

The Special Magistrate Hearing for the City of Bartow Code Enforcement convened on January 27, 2026, at 9:00 a.m. in the Commission Chambers located at City Hall, 450 N. Wilson Avenue, Bartow, FL 33830. Notice of this meeting was posted at City Hall, Bartow Public Library, and on the City's website, www.cityofbartow.net, on January 21, 2026.

1. CALL TO ORDER

Special Magistrate Mawhinney called the hearing to order at 9:00 a.m.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

Special Magistrate Mawhinney led the Pledge of Allegiance to the Flag.

3. APPROVAL OF THE MINUTES – November 25, 2025

Special Magistrate Mawhinney approved the minutes from November 25, 2025, as presented.

4. EXPLANATION OF PROCEDURE AND SWEARING-IN

Special Magistrate Mawhinney explained that he would call each case as it appears on the agenda. He stated that the Code Enforcement Investigator responsible for the case would present testimony, and then anyone in the audience who is here on behalf of the property owner(s) or anyone wishing to speak specifically to that case would be allowed to offer testimony. He asked that everyone would be courteous and respectful of each other.

Special Magistrate Mawhinney swore in those wishing to testify.

5. AGENDA MODIFICATION

6. CONSENT AGENDA

All matters listed under this section are considered to be routine and action will be accomplished by one motion without a 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.

A. AFFIDAVITS OF NON-COMPLIANCE / FINE CERTIFICATIONS

7. OLD BUSINESS

8. NEW VIOLATIONS –

1. CASE NO. 25-0053-DT

RESPONDENT: LISA HARTMANN AND KEVIN TOOLE

LOCATION: 1405 BRYANT ST.

VIOLATION(S):

1. MPMS § 302.8 MOTOR VEHICLE

Code Compliance Investigator Delaila Tait personally took photographs associated with this case and they accurately depict what she saw. During routine patrol she was the above violation to exist. On November 24, 2025, a Notice of hearing was posted on the subject property, city hall and mailed via certified and first-class mail. The property was reinspected on January 26, 2026, and the violations were not corrected. The city has incurred investigative costs of \$165.66. She requests that the property owner be given 30 days to come into compliance, or be fined \$100 per day, plus associated city costs.

The respondent(s) Lisa Hartmann and Kevin Toole were duly served with notice of the subject hearing and Mr. Toole did attend this hearing.

Respondent Toole stated that he is a part owner of the property in question. Regarding the motorcycle previously located in the driveway, he explained that he was repairing it for an older gentleman who intended to sell it. The motorcycle has since been removed from the property. Concerning the photos of the porch, Mr. Toole noted that the area has been cleaned; the tools visible in earlier photos were used for the motorcycle repairs.

Mr. Toole further clarified that the car previously seen on the street had been disassembled for repairs but has since been reassembled and returned to the driveway.

Special Magistrate Mawhinney presented photographs depicting the vehicle with various parts lying on or around it. Mr. Toole stated that at the time the photos were taken, the bumper had already been reattached. He explained that when the original violation was issued, the car was inoperable and could not roll.

Special Magistrate Mawhinney asked if the vehicle's bumper had been fully reassembled, and Mr. Toole confirmed that it had. The Magistrate then noted the vehicle did not have a visible tag.

Mr. Toole stated that the car is currently not registered or insured due to significant engine issues requiring repair. He added that he would be willing to place a fence around the area to conceal the vehicle from public view if necessary.

Special Magistrate Mawhinney stated that the City is recommending the respondent be granted 30 days to bring the property into compliance.

Mr. Toole expressed concern about a lack of communication at the beginning of the

process, stating that an initial conversation or notice at the door would have been appreciated.

Investigator Tait reported that three attempts were made to contact the respondent at the property—one by her and two by the Director. Director Towles added that he also attempted to contact the respondent by phone using the number on file with the utility billing department.

Mr. Toole asked whether calls were made to his house number. Director Towles reiterated that the phone number used was the one listed for the account holder responsible for the property's utility bills and confirmed that contact attempts were made during the investigation. He emphasized that the goal of code enforcement is to achieve property compliance, not penalization.

Mr. Toole stated that he is willing to work with code enforcement to bring the property into compliance but felt singled out, noting that other nearby properties have vehicles in disrepair or missing tires.

Director Towles concluded by stating that he would contact the respondent after the hearing to discuss steps toward achieving compliance.

SPECIAL MAGISTRATE MAWHINNEY accepted the photographs into evidence. He found the violation to exist. He gave the property owner thirty (30) days to bring the property into compliance, or a fine of \$100 per day would be imposed. The City's current administrative cost of \$165.66 for prosecuting the case was imposed and is payable within thirty (30) days.

9. REPEAT VIOLATIONS – NONE

10. DEMOLITION REQUESTS – NONE

11. REDUCTION REQUESTS

1. CASE NO. 56302

RESPONDENT: HERCULES GREEK GOD LLC

LOCATION: 1310 E SUMMERLIN ST.

VIOLATION(S):

1.MUNICODE § 18-3 PERMIT FOR CONSTRUCTION REQUIRED

Code Compliance Investigator and Director of the Office of Code Compliance and Neighborhood Services Tray Towles said on November 9, 2023, this case was issued a Notice of Violation and Hearing for a violation of Section 18-3, Bartow Code of Ordinance, for a non-permitted fence on the property located at 1310 Summerlin St, East. The property was properly served pursuant to Chapter 162, Florida Statutes.

A hearing was subsequently held on January 30, 2024. The City's Special Magistrate found

the property owner in violation, giving the owner 60 days, or until March 30, 2024, to gain compliance.

The magistrate ordered a \$150.00 per day fine, if the owner did not gain compliance by the deadline.

Compliance was not achieved and \$150 per-day fines commenced on March 31, 2024.

On April 30, 2024, a second hearing was held before the City's Special Magistrate for the purpose of imposing fines. The owner was properly served pursuant to Chapter 162, Florida Statutes. The Code Enforcement Magistrate found the property in continued violation and assessed a total fine of \$5,059.20. The magistrate further ordered that fines shall continue to run at \$150.00 per day until compliance is achieved.

On November 10, 2025, the property owner was sent a Notice of Hearing for Certification of Fines. The notice was sent to owner of record at the address listed on the Polk County Property Appraiser's website and was served in accordance with the requirements of Chapter 162, Florida Statutes. The hearing was scheduled for November 25, 2025.

On November 24, 2025, Code Compliance and Neighborhood Services Director Towles performed a follow-up inspection. The property was found to be in compliance, having been issued a building permit that same day. The issuance of the permit and final inspection was verified by the Building Department.

On November 25, 2025, the Special Magistrate certified fines in the amount of \$90,790.03. said amount was the total of adding: \$90,450.00 Violation Amount (calculated as 150.00 per day for the 604 days the violation(s) continued past the date set for compliance 03/31/2024 – 11/24/2025), \$134.60 Original Costs, \$134.60 Supplemental Costs (04/25/2024), \$70.83 Supplemental Costs (11/25/2025).

On January 2, 2026, Code Compliance & Neighborhood Services Director Towles received a written request for a fine reduction from Hercules Mallas. Mr. Mallas indicated in his request that he consistently attempted to bring the property into compliance from the date the original notice was posted until it was ultimately brought into compliance on November 24, 2025.

The City disputes Mr. Mallas' assertion that he consistently attempted to bring the property into compliance. Prior to November 2025, which is when Mr. Mallas applied for and received the proper fence permits, Mr. Mallas' last communication with the Building Department was June 6, 2025.

The city does not recommend a fine reduction in this case and requests the respondent be required to pay the original amount certified, which is \$90,790.03.

It was noted that the respondent also owns three additional properties adjacent to the subject property, all of which are currently cited for separate code violations.

Special Magistrate Mawhinney requested confirmation of the total accumulated fines associated with the case. Staff confirmed that the total amount of fines as of this date is \$90,790.03.

Special Magistrate Mawhinney inquired about the portion of the total amount that represents hard costs.

Director Towles stated that the original hard costs totaled \$340.00.

Special Magistrate Mawhinney clarified that the remaining \$90,450.00 represents the daily accruing fines, and Director Towles confirmed this understanding.

Attorney Jonathan Katz, representing the respondent, Hercules Mallas, owner of Hercules Greek God LLC, was present at the hearing.

Attorney Jonathan Katz, representing respondent Hercules Mallas, stated that Mr. Mallas has maintained consistent communication with the city, contrary to the assertion by Director Towles. He further noted that he possesses numerous emails documenting ongoing correspondence and asserted that there was a four-to-five-month period during which the city did not communicate with Mr. Mallas.

Attorney Katz further stated that there has been a general lack of communication among the City of Bartow, his firm, and Mr. Mallas. While some emails were eventually answered, he reported that it took nearly six months to receive a response regarding whether the variance referenced by Director Towles – pertaining to the fence – had been approved or denied. He noted that the initial denial was issued by an individual whom he contended did not have the authority to make that determination. According to Attorney Katz, it then took approximately six additional months to obtain proper decision from Mr. Wells, who ultimately denied the variance.

Attorney Katz referenced a 2024 letter from Attorney Harbin of his firm, which outlined concerns regarding the necessity of a variance after reviewing the municipal code. Based on their interpretation, the code did not require a variance for a six-foot fence, as it neither exceeded height restrictions nor obstructed visibility from the street. He stated that no clear justification was provided for the denial—the only explanation being that “the fence was not appropriate.” He expressed confusion as to how to remedy a violation defined solely as “not appropriate.”

Director Towles reiterated that his primary goal is to bring properties into compliance.

Attorney Katz responded that Mr. Mallas shares that same objective. He added that Mr.

Mallas has been assisting his mother with medical expenses, which has affected his ability to address some property matters promptly.

Attorney Katz also explained that while Director Towles referenced multiple properties, only one additional property currently has an active violation. That property, he noted, is being addressed in coordination with the City of Bartow and is unrelated to the case at hand. He clarified that the other properties mentioned are owned by 1395 East Main Street LLC, a separate entity, and should not be considered in this proceeding.

Attorney Katz expressed concern that prior correspondence from Director Towles suggested this hearing would proceed in a biased manner due to an unrelated violation on a separate property. He emphasized that the discussion should also reflect the positive steps Mr. Mallas has taken to bring the subject property into compliance, including the removal of weeds, the dismantling of nuisance signage, and the cleaning of drainage areas. He argued that these efforts should be weighed alongside any ongoing concerns when evaluating compliance progress.

Special Magistrate Mawhinney stated that, for purposes of the fine reduction request, he would not consider any other violations that may exist on properties unrelated to this case. He then requested clarification regarding the date of the original order.

Director Towles reported that the original violation occurred in November 2023, and the Order Finding Violation was issued on January 30, 2024.

Special Magistrate Mawhinney noted that at the time of the original order, Mr. Mallas was granted sixty (60) days, or until March 30, 2024, to bring the property into compliance. He also stated that a citation had been issued related to the requirement for a construction permit for the fence built on the property.

Attorney Katz clarified that the original notice provided two options: either to remove the fence or to work with the City of Bartow to obtain the necessary permit, which Mr. Mallas has been doing since that time.

Special Magistrate Mawhinney said there was a variance mentioned by Attorney Katz. After that order was entered there was an application made for a variance.

Director Towles said the variance was due to a structure originally being on the property and it was demolished. Per building official because there was an existing structure on the property the 6ft fence could not go past the original frontage of the old house that was there. That is why there was a request for a variance on the 6ft fence to be put out near the sidewalk where there was a fence constructed before. That was the hold up with the building department at that time they wanted to see the fence set back to where the original fence was and wanted the fence to be 4ft not 6ft.

Special Magistrate Mawhinney questioned if a variance request was made.

Attorney Katz referenced a letter from his office dated December 11, 2024, which stated that the six-foot fence should have originally been found in compliance; however, if deemed noncompliant, the letter requested a variance pursuant to the City of Bartow's authority to grant such variances. He noted that the only response received from the city indicated that the matter had been closed and that the fence was deemed inappropriate.

Director Towles stated that the City Attorney's Office had responded, advising that, based on discussions with the Building Official at the time, the variance was not accepted, and the respondent would be required to bring the property into compliance.

Special Magistrate Mawhinney inquired whether a permit had been issued when the fence was determined to be in compliance.

Director Towles stated that, to bring the fence into compliance, the original six-foot fence was reduced to four feet, and six-foot fence was added to the front façade of the house. He further noted that the property currently has two fences.

Attorney Katz stated that the purpose of the six-foot fence is to protect the structure and prevent any potential vandalism or inappropriate activity.

Special Magistrate Mawhinney questioned why a permit had not been obtained at the time the fence was installed.

Mr. Mallas stated that the property previously had a fence, which was removed during demolition and subsequently replaced with a new one. He explained that when the Code Officer inspected the property, he informed them the property already had a fence but was unaware that a new permit was required. Mr. Mallas noted that he had hired a contractor who applied for the permit; however, after Mr. Mallas applied for employment with the City of Bartow, the permit was withdrawn due to potential conflict of interest. He further stated that he attempted to communicate with Mr. Brad Wells regarding the requirement to reduce the fence height to four feet, emphasizing that the property is not located at an intersection. After months of attempted communication, he reported that he did not receive a clear explanation and was ultimately instructed to reduce the fence to four feet. Mr. Mallas added that, upon reviewing the statutes, he found no justification for the fence height limitation. For security reasons, he installed an additional six-foot fence approximately twenty-five feet behind the four-foot fence, resulting in two fences on the property.

Special Magistrate noted that he recalled multiple cases involving both commercial and residential properties.

Director Towles stated that, at that time, there were three active cases in that block,

including one commercial property located to the south across Summerlin Street. He noted that the property under discussion was a residential property situated south of the pawn shop, which also had a pending case during that period.

Special Magistrate Mawhinney noted that the application for reduction referenced Mr. John Wiggins' withdrawal of the permits he had originally applied for and inquired when those permits were submitted.

Mr. Mallas stated that he believed the permits were applied for in early 2025. He added that upon receiving notice of the violations, he immediately hired Mr. Wiggins to obtain permits for all three properties.

Special Magistrate stated that the property was expected to come into compliance in 2024 and inquired about the cause of the delay in obtaining the necessary permits for the existing fence.

Mr. Mallas stated that upon receiving the notice of violations, he immediately hired Mr. Wiggins to apply for the necessary permits, believing the process would take approximately 30 days. He clarified that the permits were applied for on March 22, 2024, not in 2025 as previously mentioned.

Special Magistrate Mawhinney stated that it appeared there had been ongoing discussions regarding whether the six-foot fence constituted a violation.

City Attorney Cerullo clarified that the discussion did not concern whether the fence constituted a violation, as that determination had already been made. Rather, the discussion focused on whether the fence could be permitted at six feet in height. He explained that the decision rested within the discretion of the Building Official, who denied the request. Ongoing discussions then followed between Mr. Mallas and his counsel regarding the Building Official's justification for the denial.

Attorney Katz stated that, to his knowledge, the justification provided for the denial was not appropriate.

SPECIAL MAGISTRATE MAWHINNEY entered an order for reduction of the fines to \$2,500.00 plus the city's cost of \$340.03 for a total of \$2,840.03 payable within thirty (30) days. If not paid, then the fines will revert to the present amount.

11. ADJOURNMENT

With no further business, Special Magistrate Mawhinney adjourned the hearing at 9:35 a.m.

Special Magistrate Joseph Mawhinney

Attest:

Assistant City Clerk Kaylee Fussell

(seal)

DRAFT

IN AND FOR THE CITY OF BARTOW, FLORIDA

CASE NO.: 65098

**IN RE: 615 FORMOSA AVE, FL 33830
25-30-07-400300-002110**

AZALEA PARK PB 34 PG 17 BLK 2 LOT 11 as recorded in the Public Records of Polk County, Florida

**CITY OF BARTOW, a Florida municipal corporation,
Petitioner**

**v.
ROBERTA WALKER GORUM,
Respondent(s).**

AFFIDAVIT OF SERVICE

I, **LAPORCHIA HODGE**, Code Enforcement Investigator, state as follows:

1. On 1/27/2026, I sent a copy of:

- Notice of Violation
- Notice of Hearing
- Notice of Hearing: Certification of Fines
- Notice and Order of Demolition
- Order Finding Violation
- Order Imposing Fine

- Affidavit of: Non-Compliance Compliance
- Order Authorizing Initiation of Demolition Process
 - Final Order Authorizing Demolition of Structure
 - Order on Request to Reduce Fine
 - Other: _____


Via Certified Mail First Class Mail Other: _____

to the property owner(s) at the address mailing address listed on the Polk County Property Appraiser's website:
Address 615 Formosa Ave. Bartow, FL 33830-4424.

2. On 1/27/2026, I posted a copy of the same at the above-described property; and

3. On 1/27/2027, I posted a copy of the same at City Hall.

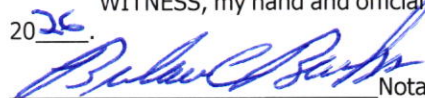
4. Alternatively, I hand delivered a copy of the same to the property owner(s) on _____ as attested to by the following signature: _____

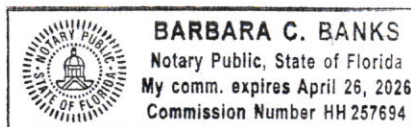

Laporchia Hodge
Code Compliance Investigator

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day, before me, by means of physical presence or online notarization, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Laporchia Hodge who is personally known to me to be the person described in and who executed the foregoing instrument, and who, being sworn by me, acknowledged before me the execution of same.

WITNESS, my hand and official seal in the County and State last aforesaid this 27th Day of January 2026.


Notary Public



50 0000 4944 9790

U.S. Postal Service™
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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	

Postmark
Here

Roberta Walker Gorum
615 Formosa Ave
Bartow, FL 33830

PS Form 3800, April 2010 PSN 7530-02-000-9047 See reverse for instructions

IN AND FOR THE CITY OF BARTOW, FLORIDA

CASE NO.: 65098

**IN RE: 615 FORMOSA AVE, FL 33830
25-30-07-400300-002110
AZALEA PARK PB 34 PG 17 BLK 2 LOT 11, PUBLIC RECORDS OF POLK COUNTY,
FLORIDA.**

**CITY OF BARTOW, a Florida municipal corporation,
Petitioner**

v.

**ROBERTA WALKER GORUM,
Respondent(s).**

**NOTICE OF HEARING
CERTIFICATION OF FINES**

You are hereby notified that on February 24, 2026, at 9:00 A.M. in City Commission Chambers, in City Hall, located at 450 N. Wilson Avenue, Bartow, Florida, a Hearing will be held before the City of Bartow Special Magistrate to consider an Affidavit of Non-Compliance and Fine Certifications for violations at the above-referenced address.

Please be advised that the procedures of the Hearing are governed by the Rules of the Special Magistrate and the Code of Ordinances of the City of Bartow. Copies of these Rules and Ordinances may be obtained at Office of the City Clerk, City of Bartow. PLEASE GOVERN YOURSELF ACCORDINGLY.

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

The burden is upon the Respondent to request a re-inspection to determine if the property has been brought into compliance. If you have any questions regarding this notice or need to schedule a re-inspection, call the Office of Code Compliance & Neighborhood Services at **863-534-5034**.

January 27, 2026
Date



M. Tray Towles, MSM, CPM
Director
Office of Code Compliance & Neighborhood Services

CASE NO.: 65098

IN RE: 615 FORMOSA AVE., BARTOW FL, 33830
25-30-07-400300-002110
AZALEA PARK PB 34 PG 17 BLK 2 LOT 11, PUBLIC RECORDS OF POLK COUNTY,
FLORIDA.

CITY OF BARTOW, a Florida municipal corporation,
Petitioner

v.

ROBERTA WALKER GORUM,

Respondent(s)

AFFIDAVIT OF COMPLIANCE

I, **Laporchia Hodge**, have personally examined the property described in the Special Magistrate Order dated **02/24/2026**, in the above-styled case, and find that the said property **is** in compliance with the following code(s) of the City of Bartow as of **01/23/2026**, in that:

MINIMUM PROPERTY MAINTENANCE STANDARDS:

302.1 SANITATION AND STORAGE OF MATERIALS

Remove all items stored outdoors on the property. Outdoor storage is prohibited. Store items inside an enclosed structure or dispose of them properly. Only items intended for outdoor use and are in good condition may remain outside if stored in a sanitary manner.

UNIFIED LAND DEVELOPMENT CODE:

2.05.00 GENERAL REGULATIONS FOR ACCESSORY USES

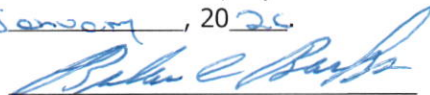
Temporary carports are not allowed in the city limits of Bartow. Remove the temporary carports and any other unpermitted accessory structures on the property, including privacy fencing.

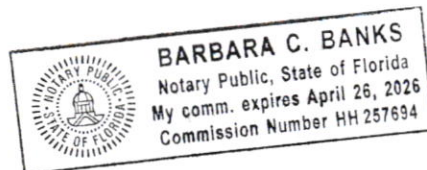

Laporchia Hodge
Code Compliance Director

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day, before me, by means of physical presence or online notarization, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Laporchia Hodge, who is personally known to me to be the person described in and who executed the foregoing instrument, and who, being sworn by me, acknowledged before me the execution of same.

WITNESS, my hand and official seal in the County and State last aforesaid this 23rd Day of

January, 2026.

Notary Public



CASE NO.: 65098

**IN RE: 615 FORMOSA AVE., BARTOW FL, 33830
25-30-07-400300-002110**

AZALEA PARK PB 34 PG 17 BLK 2 LOT 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**CITY OF BARTOW, a Florida municipal corporation,
Petitioner**

v.

**ROBERTA WALKER GORUM,
Respondent(s).**

ORDER IMPOSING FINE

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came for public hearing before the Special Magistrate on November 25, 2025, after due notice to Respondent(s), and the Special Magistrate, having heard testimony under oath, received evidence and heard argument, issues this *Findings of Fact, Conclusions of Law and Order* pursuant to §§ 162.07(4), 162.08(5) and 162.09, Fla. Stat.:

FINDINGS OF FACT

1. The Respondent(s):

- Appeared;
- Did not appear; or
- Was/were represented by _____.

2. On or about **January 3, 2024**, there existed at or on the above-described real property the following conditions in violation of the Code of Ordinances of the City of Bartow, such conditions constituting a nuisance and a serious threat to public health, safety, and welfare within the meaning of § 162.06(4), Fla. Stat.:

(1) **CODE OF ORD. § SEC. 18-3 PERMIT FOR CONSTRUCTION REQUIRED**

(References to "MPMS" are to the *Minimum Property Maintenance Standards of the City of Bartow* as adopted by the *Bartow Property Improvement Regulations Ordinance of 2012* ("BPIRO"), § 18-16, *Code of Ord. of the City of Bartow, Fla.* References to the "FBC" are to the Florida Building Code as modified by BPIRO, §§ 18-1, 18-2, *Code of Ord. of the City of Bartow, Fla.* References to "ULDC" are to the *Unified Land Development Code of the City of Bartow, Fla.*)

3. In accordance with law, after due notice was first given to the Respondent(s) pursuant to §162.12, Fla. Stat., a public hearing was convened on 01/30/2024, and at such hearing, the Code Enforcement Special Magistrate ordered the Respondent(s) to correct said violation(s) within 60 days or face imposition of a presumed fine in the amount of \$150.00 per day that the violation(s) continued to exist.

4. The above described real property is located and existing within the corporate limits of the City of Bartow, Florida. Respondent(s), as owner(s) of said real property is/are responsible for maintaining the same in accordance with the Code of Ordinances of the City of Bartow. All required notices pursuant to § 162.12, Fla. Stat., have been sent.

5. The above-described property:

- has not been brought into compliance.
- was brought into compliance on or about _____.

CONCLUSIONS OF LAW

6. This Magistrate has personal jurisdiction over the Respondent(s), and this matter is otherwise properly before this Magistrate. Further, this Magistrate has subject matter jurisdiction pursuant to the Code Enforcement Options Ordinance of 2016 of the City of Bartow, Florida.

7. The above stated facts **do** **do not** constitute violation of the specific section(s) of the City Code cited in paragraph 2 herein and, as such, imposition of a fine pursuant to §162.09, Fla. Stat., and/or entry of an order under §162.08(5), Fla. Stat., are necessary to bring said violation(s) into compliance. Upon consideration of (i) the gravity of the violation(s), (ii) any actions taken by the Respondent(s) to correct the violation(s), and (iii) previous violation(s) committed by the Respondent(s), it is determined that the actions taken herein are reasonable pursuant to law.

ORDER

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

- This Order is supplemental to (a) previous order(s) of the Special Magistrate dated 04/30/2024.
- Respondent(s) pay a total fine of \$**177,625.00**. Said amount is the total of adding:
 - \$**177,625.00** Violation Amount (calculated as \$**25.00** per day for the **45** days and \$**250.00** per day for the **706** remaining days the violation(s) continued past the date set for compliance (**01/03/2024** – **01/23/2026**) or \$_____ for ___ times violation has been repeated);
 - \$**00.00** Original Costs; (Costs Paid Previously)

If a daily amount has been imposed, such daily amount shall continue to be assessed, per day, until the violation(s) come(s) into compliance. The Special Magistrate reserves jurisdiction to enter further supplemental Orders as may be necessary or prudent or for ease of determining the amount of any lien arising from entry of this Order. Unpaid fines and costs identified herein shall, in addition to all other outstanding costs, be assessed against the subject property as a lien, and this Order shall be recorded in the Public Records of Polk County as evidence thereof.

- ABATEMENT:** The City of Bartow is hereby authorized to abate the violation(s) named herein in accordance with §162.09(1), Fla. Stat., but shall not be required to do so. If abatement occurs, the City may assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein.

- SECURE: Pursuant to §162.08(5), Fla. Stat., the City of Bartow is hereby authorized to secure the safety condition(s) on the subject property and assess all costs incurred by it against Respondent(s), in addition to any fine or costs imposed herein.
- ABATEMENT COSTS: Respondent(s) shall be responsible for costs incurred by the City of Bartow for securing the property, abatement, and/or demolition, totaling \$_____.
- _____

YOU ARE NOTIFIED THAT IF THIS ORDER IMPOSES A FINE, ABATEMENT COSTS, OR PROSECUTION COSTS AGAINST YOU THAT pursuant to § 162.09(3), Fla. Stat., once final, this ORDER may be recorded in the public records and thereafter may constitute a lien against the above described 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 by you and you fail timely to do so.

THIS ORDER is final upon rendition thereof. You may request a rehearing of an enforcement decision of the Special Magistrate by delivering a written request for rehearing to the City Clerk of the City of Bartow within ten (10) days of the date the order was mailed or served. A request for rehearing shall be based *only* on the grounds that the decision was contrary to the evidence or that the hearing involved an error on a ruling of law which was fundamental to the decision of the Special Magistrate. If no rehearing is timely requested, this Order may be recorded in the Public Records of Polk County, Florida. This Order may be appealed to Circuit Court within thirty (30) days of the date of its rendition pursuant to § 162.11, Fla. Stat., by filing a timely Notice of Appeal with the City Clerk of the City of Bartow and the Circuit Court and complying with any and all applicable court rules of procedure. All requests to challenge fines or notices of appeal must be in writing and stamped received at the Code Enforcement Division no later than 5:00 p.m. on or before the date the period expires in order to be considered timely.

DONE AND ORDERED (RENDERED) this ____ day of _____ at Bartow, Polk County, Florida.

ATTEST:

JACKI POOLE
Secretary to the Special Magistrate

JOSEPH P. MAWHINNEY, ESQ.
Special Magistrate, City of Bartow

Case No.: 65098
Mailings: ROBERTA WALKER GORUM, 615 FORMOSA AVE., BARTOW, FL 33830-4424

IN AND FOR THE CITY OF BARTOW, FLORIDA

CASE NO.: 25-0117

IN RE: 470 Shady LN

25-30-06-385700-005020

RICHLAND MANOR REPLAT OF BLKS E & F UNIT 1 PB 42 PG 24 BLK E LOT 2, as recorded in the Public Records of Polk County, Florida

**CITY OF BARTOW, a Florida municipal corporation,
Petitioner**

v.

**LANCE FAGAN,
Respondent(s).**

AFFIDAVIT OF SERVICE

I, **Laporchia Hodge**, Code Enforcement Director, state as follows:

1. On 12/08/2025, I sent a copy of:


- Notice of Violation
- Notice of Hearing
- Notice of Hearing: Certification of Fines
- Notice and Order of Demolition
- Order Finding Violation
- Order Imposing Fine

- Affidavit of: Non-Compliance Compliance
- Order Authorizing Initiation of Demolition Process
 - Final Order Authorizing Demolition of Structure
 - Order on Request to Reduce Fine
 - Other: _____

Via Certified Mail First Class Mail Other: _____

to the property owner(s) at the address mailing address listed on the Polk County Property Appraiser's website:
Address: 470 SHADY LN BARTOW, FL 33830-3354

- 2. On 12/08/2025, I posted a copy of the same at the above-described property; and
- 3. On 12/08/2025, I posted a copy of the same at City Hall.
- 4. Alternatively, I hand delivered a copy of the same to the property owner(s) on _____ as attested to by the following signature:

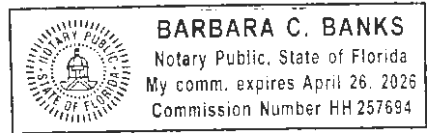

 LAPORCHIA HODGE
 Code Compliance Director

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day, before me, by means of physical presence or online notarization, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Laporchia Hodge, who is personally known to me to be the person described in and who executed the foregoing instrument, and who, being sworn by me, acknowledged before me the execution of same.

WITNESS, my hand and official seal in the County and State last aforesaid this 8th Day of December, 2025.

Barbara C. Banks Notary Public



50 0000 4944 9745

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	

25-0117

Postmark
Here

Lance Fagan
470 Shady LN
Bartow, FL 33830-3354



**CITY OF BARTOW, FLORIDA
NOTICE OF CODE VIOLATION
CASE NO : 25-0117**

December 8, 2025

FAGAN LANCE

470 SHADY LN BARTOW FL 33830-3354

Our records indicate that you are the owner of, mortgagee or have an interest in the following-described property within the City of Bartow, Florida:

Real property located at SHADY 470 LN, Folio # 253006385700005020

An inspection of this property by the Office of Code Compliance & Neighborhood Services discloses, and I have found and determined, that pursuant to the Minimum Property Maintenance Standards (MPMS) of the City of Bartow, as adopted by the Bartow Property Improvement Regulations Ordinance of 2012 ("BPIRO"), § 18-16, Code of Ordinances of the City of Bartow, Florida, a violation or violation(s) exist thereon so as to constitute a violation of:

Code Book: 2021 International Property Maintenance Code - **Code Title:** Section 302.1: Sub-Section: IPMC2021P2_Ch03_Sec302.1 Sanitation. - **Code Section:** 302.1

Ordinance: 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.

No owner or occupant shall permit old or broken lumber, rusted or unused equipment, discarded refrigerators, discarded stoves, old pipe or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of such person for a period of more than five (5) days.

Further, unless authorized by the zoning category of the property, no owner or occupant of a building, structure or premises may utilize such property for the open storage of abandoned, untagged, or inoperative motor vehicles, iceboxes, refrigerators, stoves, glass, building material rubbish or similar items.

Conditions Found and Corrective Action Required: **Remove rusted, unused ramp from driveway. Store in garage or remove from premises altogether.**

You are hereby notified that the conditions described above **must be corrected by January 6, 2026** and must remain in compliance.

It is your responsibility to contact Code Compliance and request a re-inspection.

In the event you do not comply within the time specified in this Notice of Violation, pursuant to Chapter 38, Code of Ordinances of the City of Bartow, the City may:

1. Proceed to remedy this condition and the cost of the work, including advertising costs and other expenses, will be imposed as a non-ad valorem assessment and / or lien against all real and personal property owned by the above named pursuant to Chapter 162.09 (3) Florida State Statutes, and/or:

2. Refer the case to the City of Bartow's Code Enforcement Magistrate. If found in violation of City Code, the magistrate may assess a fine of up to \$250 per day for each day the property remains in non-compliance for first time offenses or up to \$500 per day for each day the property remains in non-compliance for repeat offenses, and/or:
3. Prosecute the owner, custodian, agent, lessee, trustee or occupant of the premises in county court pursuant to Article II, Division 4, of Chapter 29, Code of Ordinances of the City of Bartow.

If you have additional questions regarding your case, OR IF YOU NEED ASSISTANCE GAINING COMPLIANCE, you may contact the Office of Code Compliance & Neighborhood Services at (863) 534-5034 Opt. 8 or via email at codeenforcement@cityofbartow.net.

Laporchia Hodge
Code Compliance Investigator
Office of Code Compliance & Neighborhood Services
450 N. Broadway Avenue
Bartow, FL 33830

IN AND FOR THE CITY OF BARTOW, FLORIDA

CASE NO.: 25-0117

IN RE: 470 Shady LN

25-30-06-385700-005020

RICHLAND MANOR REPLAT OF BLKS E & F UNIT 1 PB 42 PG 24 BLK E LOT 2, as recorded in the Public Records of Polk County, Florida

**CITY OF BARTOW, a Florida municipal corporation,
Petitioner**

v.

**LANCE FAGAN,
Respondent(s).**

AFFIDAVIT OF SERVICE

I, **Laporchia Hodge**, Code Enforcement Director, state as follows:

1. On 1/08/2026, I sent a copy of:

- Notice of Violation
- Notice of Hearing
- Notice of Hearing: Certification of Fines
- Notice and Order of Demolition
- Order Finding Violation
- Order Imposing Fine

- Affidavit of: Non-Compliance Compliance
- Order Authorizing Initiation of Demolition Process
 - Final Order Authorizing Demolition of Structure
 - Order on Request to Reduce Fine
 - Other: _____

Via Certified Mail First Class Mail Other: _____

to the property owner(s) at the address mailing address listed on the Polk County Property Appraiser's website:
Address: 470 SHADY LN BARTOW, FL 33830-3354

2. On 1/08/2026, I posted a copy of the same at the above-described property; and

3. On 1/08/2026, I posted a copy of the same at City Hall.

4. Alternatively, I hand delivered a copy of the same to the property owner(s) on _____ as attested to by the following signature: _____.

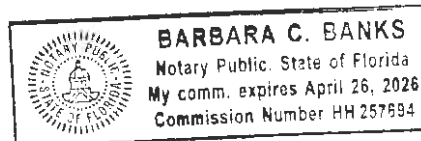

LAPORCHIA HODGE
 Code Compliance Director

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day, before me, by means of physical presence or online notarization, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Laporchia Hodge, who is personally known to me to be the person described in and who executed the foregoing instrument, and who, being sworn by me, acknowledged before me the execution of same.

WITNESS, my hand and official seal in the County and State last aforesaid this 8th Day of January, 2026.

Barbara C. Banks Notary Public



50 0000 4944 9875

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____

25.0117
Hearing
notice
Postmark
Here

Lance Fagan
470 Shady LN
Bartow, FL. 33830-3354

See reverse for instructions

IN AND FOR THE CITY OF BARTOW, FLORIDA

CITY OF BARTOW, FLORIDA,
a Florida Municipal Corporation,

CASE NUMBER 25-0117

Petitioner,

vs.

FAGAN LANCE,

Respondent(s).

_____ /

NOTICE OF HEARING

To: FAGAN LANCE

Respondent

470 SHADY LN BARTOW FL 33830-3354

Reference: Real property located at SHADY 470 LN, Folio # 253006385700005020

YOU ARE HEREBY NOTIFIED that on **February 24, 2026** at 9:00 A.M., in the City Commission Chambers, City Hall, located at 450 N. Wilson Avenue, Bartow, Florida, a public hearing will be conducted by the Special Magistrate in accordance with Florida Statute 162.07 to determine whether you have violated one or more provisions and/or sections of the Code of Ordinances of the City of Bartow, specifically:

Code Book: 2021 International Property Maintenance Code - Code Title: Section 302.1: Sub-Section: IPMC2021P2 Ch03 Sec302.1 Sanitation. - Code Section: 302.1

Ordinance: 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.

No owner or occupant shall permit old or broken lumber, rusted or unused equipment, discarded refrigerators, discarded stoves, old pipe or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of such person for a period of more than five (5) days.

Further, unless authorized by the zoning category of the property, no owner or occupant of a building, structure or premises may utilize such property for the open storage of abandoned, untagged, or inoperative motor vehicles, iceboxes, refrigerators, stoves, glass, building material rubbish or similar items.

Conditions Found and Corrective Action Required: Remove rusted, unused ramp from driveway. Store in garage or remove from premises altogether.

You are entitled to be represented by counsel, present testimony and evidence and testify on your behalf. Subpoenas for records, surveys, plats and other materials and for witnesses may be requested and will be issued by the Special Magistrate upon proper request to the Recording Secretary of the Special Magistrate within five business days at (863) 534-0100 ext. 1254.

You are requested to appear before the Special Magistrate at that time to answer and defend allegations that you have violated the cited provisions of the Code of Ordinances of the City of Bartow noted above.

If you fail to attend, the Special Magistrate may base its findings and act solely on the presentation made by the City.

If the Special Magistrate finds that you have committed any violation(s), the Special Magistrate may order immediate compliance with the Code and provide in the order, in the event of failure to comply with the order within a period of time set forth therein, that a fine be imposed NOT TO EXCEED \$250.00 per day for a first violation and NOT TO EXCEED \$500.00 per day for a repeat violation for the period of non-compliance.

Please be advised that the case may be presented to the Special Magistrate and fines and costs may be assessed against you **EVEN IF THE VIOLATION HAS BEEN CORRECTED** prior to the scheduled hearing if (1) the violation was not corrected by the time specified by the Code Inspector, or: (2) the violation has been corrected and then recurred.

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

(THE ABOVE NOTICE IS REQUIRED BY STATE LAW. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER OWN COSTS TO ARRANGE FOR THE TRANSCRIPT.)

Please be advised that the procedures of the Special Magistrate are governed by the Rules of the Special Magistrate and the Code of Ordinances of the City of Bartow. Copies of these Rules and Ordinances may be obtained at the Office of the City Clerk, City of Bartow. PLEASE GOVERN YOURSELF ACCORDINGLY.

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

In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk's Office at 450 N. Wilson Avenue, P.O. Box 1069, Bartow, Florida 33831-1069 or phone (863) 534-0100 within 2 working days of your receipt of this Notice of Hearing; if you are hearing or voice impaired, call 1-800-955- 8771.

Dated: January 8, 2026

By: _____

Laporchia Hodge
Code Compliance Investigator
Office of Code Compliance & Neighborhood Services
450 N. Broadway Avenue
Bartow, FL 33830

CITY OF BARTOW CODE COMPLIANCE
AFFIDAVIT OF COST

Respondents: Lance Fagan
 470 Shady LN
 Bartow, FL 33830-3354

Case No.: 25-0117

Violation Location: 470 Shady LN, FL 33830

Parcel ID: 25-30-06-385700-005020

4	SITE INSPECTION FEE @ \$25.00 EACH SITE INSPECTION	100
2	CERTIFIED MAIL @ \$9.64 EACH	19.28
1	REGULAR MAIL @ \$0.69 EACH	0.69
	CONTRACTOR/CITY CHARGE CLEARING VIOLATION	0
1	DOCUMENT RECORDING FEE @ \$35.50	35.50
	DAYS OF FINE @	0
	TOTAL COST INVOLVED IN THIS CASE	\$155.47

I, **Laporchia Hodge**, Code Compliance Director, certify that the itemized cost listed accurately reflects those costs incurred in the investigation of this case/respondent for City Ordinance violations.

DATE: 2-11-2026

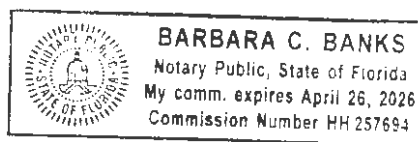
INVESTIGATOR: *Laporchia Hodge*

STATE OF FLORIDA
 COUNTY OF POLK

I HEREBY CERTIFY that on this day, before me, by means of physical presence or online notarization, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Laporchia Hodge, who is personally known to me to be the person described in and who executed the foregoing instrument, and who, being sworn by me, acknowledged before me the execution of same.

WITNESS, my hand and official seal in the County and State last aforesaid this 11th Day of February, 2026.

Barbara C. Banks
 Notary Public



IN AND FOR THE CITY OF BARTOW, FLORIDA

CASE NO.: 25-0117

**IN RE: 470 Shady LN., BARTOW FL, 33830
25-30-06-385700-005020
RICHLAND MANOR REPLAT OF BLKS E & F UNIT 1 PB 42 PG 24 BLK E LOT 2 PUBLIC
RECORDS OF POLK COUNTY, FLORIDA.**

**CITY OF BARTOW, a Florida municipal corporation,
Petitioner**

v.

**LANCE FAGAN,
Respondent(s).**

ORDER FINDING VIOLATION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came for public hearing before the Special Magistrate on **FEBRUARY 24, 2026** after due notice to Respondent(s), and the Special Magistrate, having heard testimony under oath, received evidence and heard argument, issues this *Findings of Fact, Conclusions of Law and Order* pursuant to §§ 162.07(4) and 162.08(5), Fla. Stat.:

FINDINGS OF FACT

1. The Respondent(s):
 - Appeared;
 - Did not appear; or
 - Was/were represented by _____.

2. On or about **NOVEMBER 4TH, 2025**, there existed at or on the above-described real property the following conditions in violation of the Code of Ordinances of the City of Bartow, such conditions constituting a nuisance and a serious threat to the public health, safety, and welfare within the meaning of § 162.06(4), Fla. Stat.:

Violations of the Code of Ordinances of the City of Bartow:

Sec. 302.1. Sanitation (MPMS)

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.

No owner or occupant shall permit old or broken lumber, **rusted or unused equipment**, discarded refrigerators, discarded stoves, old pipe or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of such person for a period of more than five (5) days.

Further, unless authorized by the zoning category of the property, no owner or occupant of a building, structure or premises may utilize such property for the open storage of abandoned, untagged, or

inoperative motor vehicles, iceboxes, refrigerators, stoves, glass, building material rubbish or similar items.

(1) 2021 International Property Maintenance Code

(References to "MPMS" are to the *Minimum Property Maintenance Standards of the City of Bartow* as adopted by the *Bartow Property Improvement Regulations Ordinance of 2012* ("BPIRO"), § 18-16, *Code of Ord. of the City of Bartow, Fla.* References to the "FBC" are to the Florida Building Code as modified by BPIRO, §§ 18-1, 18-2, *Code of Ord. of the City of Bartow, Fla.* References to "ULDC" are to the *Unified Land Development Code of the City of Bartow, Fla.*)

3. Such conditions:

- continue to exist as of the date of this Order;
- were remedied prior to Hearing, having existed from the date the violation was first observed by the Code Enforcement Officer, _____, through _____, for a total of _____ days; or
- were remedied in part (Violation(s) # _____) and continue in part (Violation(s) # _____).

4. The above-described real property is located and existing within the corporate limits of the City of Bartow, Florida. Respondent(s), as owner(s) of said real property is/are responsible for maintaining the same in accordance with the Code of Ordinances of the City of Bartow. All required notices pursuant to § 162.12, Fla. Stat., have been sent.

CONCLUSIONS OF LAW

5. This Magistrate has personal jurisdiction over the Respondent(s), and this matter is otherwise properly before this Magistrate. Further, this Magistrate has subject matter jurisdiction pursuant to the Code Enforcement Options Ordinance of 2016 of the City of Bartow, Florida.

6. The above stated facts **do** **do not** constitute a violation of the specific section(s) of the City Code cited in paragraph 2 herein.

ORDER

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

- The evidence presented did not support the violation cited. The case is hereby **DISMISSED**.
- Violations did exist at the subject property but have been remedied. No fine will be imposed in this matter. However, future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such.
- Respondent(s) admit(s) to the violation(s) and request(s) additional time to comply. Respondent(s) has/have waived any defenses to the violation(s). Respondent(s) shall have _____ days (on or before _____) to comply or a \$_____ per day fine may be imposed.
- Respondent(s) have _____ days (on or before _____) for total compliance or a \$_____ per day fine will be imposed.
- Violation(s) number(s) _____ as identified above is/are irreparable or irreversible in nature. A one-time fine of \$_____ is imposed against the Respondent(s) in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.

- Pursuant to § 162.08(5), Fla. Stat., the Code Enforcement Division of the City of Bartow is hereby authorized to **SECURE** the safety condition(s) on the subject property and assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein.
- The City of Bartow is hereby authorized to **ABATE** the violation(s) named herein in accordance with § 162.09(1), Fla. Stat., but shall not be required to do so. If abatement occurs, the City of Bartow may assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein.
- Respondent(s) shall be responsible for costs incurred by the City of Bartow in prosecuting this case totaling \$ **155.47**. The costs shall be paid in full within _____ days of this Order (by _____, at 5:00 p.m.). If unpaid within that time, the costs will 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 Count as evidence thereof.
- _____

YOU ARE NOTIFIED THAT IF THIS ORDER IMPOSES A FINE, ABATEMENT COSTS, OR PROSECUTION COSTS AGAINST YOU THAT pursuant to § 162.09(3), Fla. Stat., once final, this ORDER may be recorded in the public records and thereafter may constitute a lien against the above described 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 by you and you fail timely to do so.

THIS ORDER is final upon rendition thereof. You may request a rehearing of an enforcement decision of the Special Magistrate by delivering a written request for rehearing to the City Clerk of the City of Bartow within ten (10) days of the date the order was mailed or served. A request for rehearing shall be based *only* on the grounds that the decision was contrary to the evidence or that the hearing involved an error on a ruling of law which was fundamental to the decision of the Special Magistrate. If no rehearing is timely requested, this Order may be recorded in the Public Records of Polk County, Florida. This Order may be appealed to Circuit Court within thirty (30) days of the date of its rendition pursuant to § 162.11, Fla. Stat., by filing a timely Notice of Appeal with the City Clerk of the City of Bartow and the Circuit Court and complying with any and all applicable court rules of procedure. All requests to challenge fines or notices of appeal must be in writing and stamped received at the Code Enforcement Division no later than 5:00 p.m. on or before the date the period expires in order to be considered timely.

DONE AND ORDERED (RENDERED) this ____ day of _____ at Bartow, Polk County, Florida.

ATTEST:

JACKI POOLE
Secretary to the Special Magistrate

JOSEPH P. MAWHINNEY, ESQ.
Special Magistrate, City of Bartow

Case No.:25-0117
Mailings: LANCE FAGAG 470 Shady LN., BARTOW, FL 33830-3354

VIOLATION COURT PACKET

February 11, 2026

Violation Number : 25-0117	Original Complaint Number:
Parcel Number: 253006385700005020	Original Failed Inspection Number:
Owner Name: FAGAN LANCE	Required Resolve By Date: February 24, 2026
Occupant Name: FAGAN LANCE	Violation Status: Open - Warning to Violation to Hearing Violation Type: Code Enforcement
Parcel Address: SHADY 470 LN - Unit ID:	Violation Date: November 4, 2025 Violation Time: 11:40AM
Violation Description: Multiple trailers parked in front of home. One in-op needs air in tires.	
Code Book: <u>2021 International Property Maintenance Code</u> - Code Title: <u>Section 302.1: Sub-Section: IPMC2021P2_Ch03_Sec302.1 Sanitation.</u> - Code Section: <u>302.1</u>	
Ordinance: 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.	
No owner or occupant shall permit old or broken lumber, rusted or unused equipment, discarded refrigerators, discarded stoves, old pipe or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of such person for a period of more than five (5) days.	
Further, unless authorized by the zoning category of the property, no owner or occupant of a building, structure or premises may utilize such property for the open storage of abandoned, untagged, or inoperative motor vehicles, iceboxes, refrigerators, stoves, glass, building material rubbish or similar items.	
Conditions Found and Corrective Action Required: Remove rusted, unused ramp from driveway. Store in garage or remove from premises altogether.	

Listing of All Actions Related to Violation Number: 25-0117

November 4, 2025 11:44AM **Violation Created**

Violation Created For Parcel #253006385700005020

November 4, 2025 11:49AM **Inspection #25-0107 - Scheduled**

Inspection #25-0107 has been scheduled for this violation.

December 5, 2025 09:56AM **Inspection #25-0107 Result - Fail**

Inspection #25-0107 was marked as failed for this violation.

January 8, 2026 10:41AM **Inspection #26-0028 - Scheduled**

Inspection #26-0028 has been scheduled for this violation.

January 8, 2026 10:44AM **Inspection #26-0029 Result - Fail**

Inspection #26-0029 has been scheduled for this violation.

January 8, 2026 10:55AM **Set for hearing**

Certified Mail Receipt 70202450000049449875

February 5, 2026 01:40PM **Inspection #26-0079 Result - Fail**

Inspection #26-0079 has been scheduled for this violation.

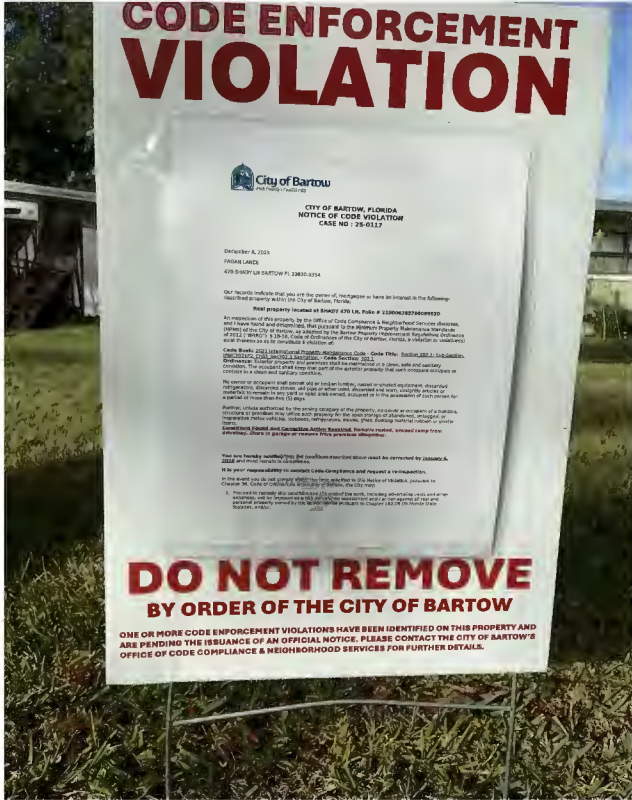
Listing of All Tickets Issued:

Listing of All Images on File Relating to Case:

Tax Parcel #: 253006385700005020 Address: SHADY 470 LN

Violation #: 25-0117

Upload Date: December 8, 2025 03:32PM



Tax Parcel #: 253006385700005020 Address: SHADY 470 LN
 Violation #: 25-0117
 Upload Date: December 8, 2025 03:32PM



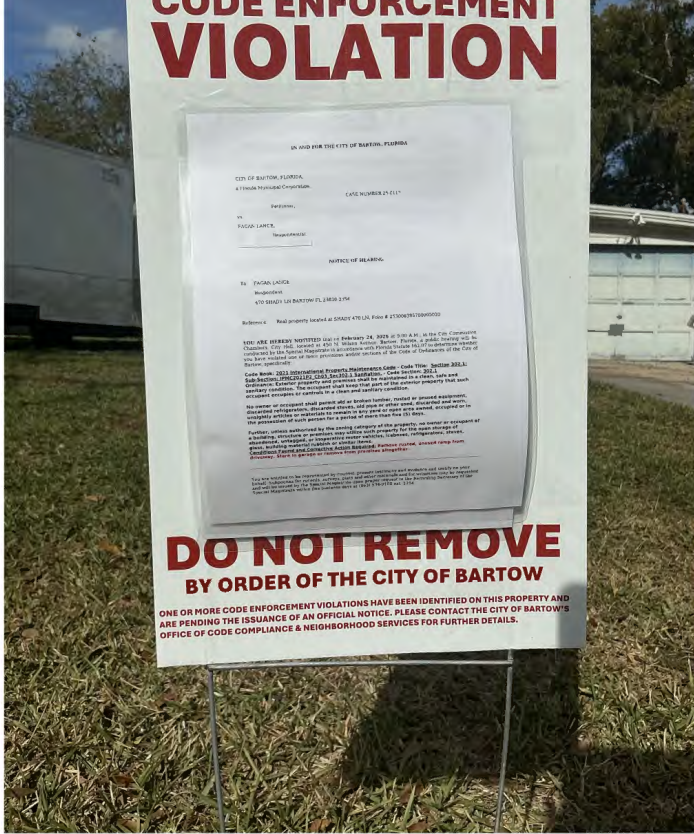
Tax Parcel #: 253006385700005020 Address: SHADY 470 LN
 Violation #: 25-0117
 Upload Date: December 8, 2025 03:33PM



Tax Parcel #: 253006385700005020 **Address:** SHADY 470 LN
Violation #: 25-0117
Upload Date: December 8, 2025 03:33PM



Tax Parcel #: 253006385700005020 **Address:** SHADY 470 LN
Violation #: 25-0117
Upload Date: January 8, 2026 03:21PM



Tax Parcel #: 253006385700005020 **Address:** SHADY 470 LN
Violation #: 25-0117
Upload Date: January 8, 2026 03:21PM



Tax Parcel #: 253006385700005020 **Address:** SHADY 470 LN
Inspection #: 25-0107
Inspection Date: December 5, 2025 11:45AM **Upload Date:** December 5, 2025 09:56AM



Tax Parcel #: 253006385700005020 Address: SHADY 470 LN
Inspection #: 25-0107
Inspection Date: December 5, 2025 11:45AM Upload Date: December 5, 2025 09:56AM



Parcel Details: 25-30-06-385700-005020

Owners *Recently purchased this property? Click here.*

FAGAN LANCE 100%

Mailing Address *(Address Change form)*

470 SHADY LN
BARTOW FL 33830-3354

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

470 SHADY LN

Postal City and Zip

BARTOW FL 33830

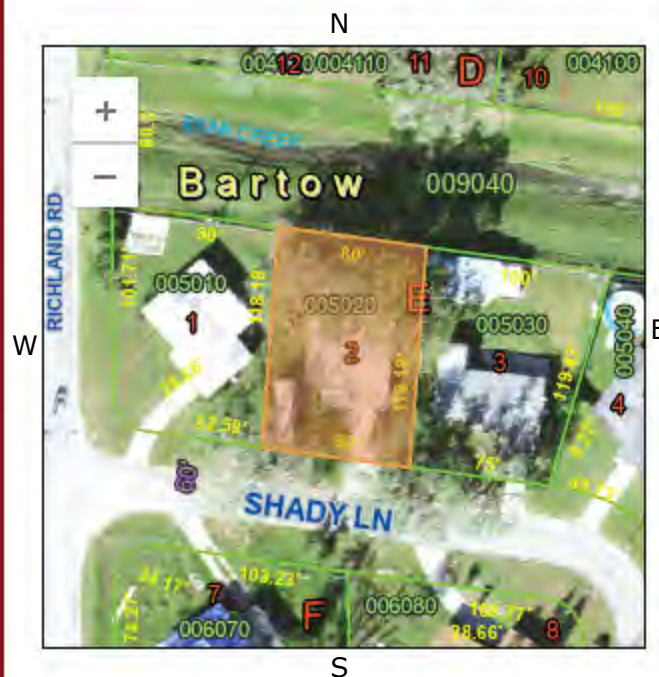
Parcel Information

Municipality **BARTOW (Code: 90310)**
430232.00
 Neighborhood [Search Recent Sales in this Neighborhood](#)
 Subdivision **RICHLAND MANOR UNIT NO 1 REPLAT BLKS E &**
 Property (DOR) **SFR up to 2.49 AC**
 Use Code **(Code: 0100)**
 Acreage **0.22**
 Community Redevelopment Area **NOT IN CRA**

Property Desc

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

Area Map



Recorded Plat

[Recorded Plat for this parcel](#)

Section Maps for 253006

[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
7169/1720	02/2007	W	I	FAGAN LANCE	\$129,000
6927/1107	08/2006	W	I	SECRETARY OF HOUSING AND URBAN	\$100

6864/1237	07/2006	CT	I	MIDFIRST BANK	\$100
3753/1968	10/1996	Q	I		\$10
1063/0153	02/1966		E		\$11,000

Exemptions

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

Bld. Code #	Description	% Ownership	Renew Cd	Year	Name	Note	Value
☒ HX	HX-HOMESTEAD-FS196.031(1)(A)-01-26	100%	2009		FAGAN LANCE		\$25,000
☒ HB	AMENDED HOMESTEAD	100%	2009		FAGAN LANCE		\$0
Total Exemption Value (County)							\$25,000

Buildings

BUILDING 1 (SF - Single Family)

Building Characteristics

Living Area: 1,000 sqft
Total Under Roof: 2,221 sqft
Actual Year Built: 1958
Building Value: \$214,293

Element	Units	Information
BEDROOM	3	
FULL BATH	2	
HALF BATH	0	
FIREPLACE	N	
CNTRL HEATING / AC	Y	
STYLE		SINGLE FAMILY
UNITS		1 UNIT
STORY HEIGHT INFO ONLY		1 STORY FOR INFO ONLY
SUBSTRUCT		CONTINUOUS WALL
FRAME / CONST TYPE		MASONRY/BLOCK
EXTERIOR WALL		UNFINISHED
ROOF STRUCTURE		GABLE-METAL

470 SHADY LN



View Larger: [Double](#) - [Quadruple](#)
 Effective Year: 1958

Building Subareas

Code/Description	Heated	Total
BASE AREA	Y	1,000
UEP UNFIN. ENCL PORCH		400
UEP UNFIN. ENCL PORCH		480
FST FINISHED UTILITY		72
UOP UNFIN. OPEN PORCH		60
UGR UNFINISHED GARAGE		209
Total Under Roof		2,221 SQ-FT

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	SCR1	SCREEN ROOM 1000	1	0	0	1	2003

PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **BARTOW** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* WATER INFLUENCE	N	UNIT	0	0	1.00

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

NOTICE: All information ABOVE this notice is current (as of Wednesday, February 11, 2026 at 2:10:00 AM). All information BELOW this notice is from the 2025 Tax Roll, except where otherwise noted.

Value Summary (2025)

Desc	Value
LAND VALUE	\$24,000
BUILDING VALUE	\$214,293
EXTRA FEATURES VALUE	\$1,000
JUST MARKET VALUE	\$239,293
AG CLASSIFIED LAND VALUE	\$0
AGRICULTURE CLASSIFICATION SAVINGS	\$0
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$191,100
ASSESSED VALUE	\$48,193
EXEMPTION VALUE (COUNTY)	\$25,000
TAXABLE VALUE (COUNTY)	\$23,193

*This property contains a Homestead Cap with a differential of \$191,100.

Values by District (2025)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$239,293	\$48,193	\$25,000	\$165.87	\$23,193	6.634800	\$153.88
POLK COUNTY SCHOOL BOARD - STATE	\$239,293	\$48,193	\$25,000	\$76.05	\$23,193	3.042000	\$70.55
POLK COUNTY SCHOOL BOARD - LOCAL	\$239,293	\$48,193	\$25,000	\$56.20	\$23,193	2.248000	\$52.14

CITY OF BARTOW	\$239,293	\$48,193	\$25,000	\$152.70	\$23,193	6.108000	\$141.66
SOUTHWEST FLA WATER MGMT DIST	\$239,293	\$48,193	\$25,000	\$4.58	\$23,193	0.183100	\$4.25
				Tax Savings:	\$455.40	Total Taxes:	\$422.48

Non-Ad Valorem Assessments (2025)

LN	Code	Desc	Units	Rate	Assessment
1	FC310	BARTOW FIRE SERVICES	1.00	266.21	\$266.21
2	ST310	BARTOW STORMWATER	1.00	134.88	\$134.88
Total Assessments					\$401.09

Taxes

Desc	Last Year (2024)	2025 Final
Taxing District	BARTOW/SWFWMD (Code: 90310)	BARTOW/SWFWMD (Code: 90310)
Millage Rate	18.2297	18.2159
Ad Valorem Assessments	\$398.05	\$422.48
Non-Ad Valorem Assessments	\$384.48	\$401.09
Total Taxes	\$782.53	\$823.57

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

Prior Year Final Values

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

DESCRIPTION	2024	2023	2022	2021
LAND VALUE	\$24,000.00	\$23,000.00	\$19,000.00	\$17,500.00
BUILDING VALUE	\$219,045.00	\$208,993.00	\$178,805.00	\$138,112.00
EXTRA FEATURES VALUE	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
JUST MARKET VALUE	\$244,045.00	\$232,993.00	\$198,805.00	\$156,612.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$197,210.00	\$187,522.00	\$154,658.00	\$113,751.00
ASSESSED VALUE	\$46,835.00	\$45,471.00	\$44,147.00	\$42,861.00
EXEMPTION VALUE (COUNTY)	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
TAXABLE VALUE (COUNTY)	\$21,835.00	\$20,471.00	\$19,147.00	\$17,861.00

DISCLAIMER:

The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.