



Town of Lake Hamilton
SPECIAL MAGISTRATE HEARING Agenda – August 26,
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

[*July 29, 2025, Special Magistrate meeting minutes*](#)

OLD BUSINESS

Satisfactions of Fine/Lien

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

TOTAL LIENS PAID THROUGH - TBA

CONTINUATION – IMPOSITION

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

IMPOSITION – UNPAID COST OF ENFORCEMENT FEES – SEE EXHIBIT

RESCISSION/ADJUDICATION OF LIEN

Code Case #20190002 - 50 Omaha St, Lake Hamilton

Owner: BH 72 LLC - New Owner: Kenneth R. Harris

Violation: Sec. 110.1 Demolition

This case was on the July 29, 2025 Special Magistrate docket and continued to the August 26, 2025 Special Magistrate

Request to withdraw case

Code Case #20-250019 -- 227 Rollins Dr (272821-834515-000060) Owner: Pineda Enterprises LLC Violation(s): Sec. 16-40 Development Approval - (a) Procedures. This section sets forth the application and review procedures required for obtaining building permits, development orders, and certain types of permits. No development activity may be undertaken unless the activity is authorized by a final development order and / or building permit. Last Reinspected: 8/6/25 -- No application and review for development has been submitted. A letter from a civil engineer was requested by the Community Development Director and that has not been obtained.

Code Case #20240048 -- 1121 Martin St, Lake Hamilton FL 33851 Parcel ID #272809-822000-080401 Owner: Faith Based Investments LLC Violation(s): FBC 1.7 Sec. 105.4.1.2 Expired Permit, Sec. 105 Permits Required, Sec. 301.3 Vacant Structures and Land, Sec. 304.10 Stairways, Decks, Porches and Balconies, Sec. 304.13 Window, Skylight and Door Frames, Sec. 304.14 Insect Screens, Sec. 304.15 Doors, Sec. 304.2 Protective Treatment, Sec. 304.3 Premises Identification, Sec. 304.6 Exterior Structure Walls, and Sec. 304.7 Roofs and Drainage * This was adjudicated at the February 25, 2025 Special Magistrate, however, will be presenting at this hearing for an extension of time

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE CASES

REQUEST FOR REDUCTION CASES

Code Case 20190002 - 50 Omaha St, Lake Hamilton Owner: BH 72, LLC -- New Owner: Kenneth R. Harris Violation: Sec. 110.1 Demolition This case was continued from the July 29, 2025 Special Magistrate hearing

FIRST OFFENSE

Code Case #20250053 -- 415 Main St, Lake Hamilton (272816-823000-018060) Owner: Jared C Burd Violation(s): Sec. 302.1 Exterior Property Areas, Sanitation (materials from driveway) out by roadside. Garbage carrier will not pick up, considered construction debris and Sec. 304.3

DEMOLITION APPEAL

FORECLOSURE INQUIRY

MONTHLY REPORT -- [ENTER TEXT HERE]

NEXT MEETING DATE -- [MONTH DAY], 2025

ADJOURNMENT