



Town of Lake Hamilton
SPECIAL MAGISTRATE HEARING Agenda – September 29,
2026

Time: 3:00 P.M.

Location: Chambers 100 Smith Avenue

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

CALL TO ORDER and PLEDGE OF ALLEGIANCE (3:00 p.m.) - Special Magistrate, Joe Mawhinney

EXPLANATION OF PROCEDURES - Special Magistrate, Joe Mawhinney

APPROVE OF MINUTES

[August 25, 2026, Special Magistrate Meeting Minutes](#)

OLD BUSINESS

Code Case #: 20260016 Owner: Wendy Sluania Ramirez Garido Violation Address: 414 Monroe Ln, Haines City (LH) Parcel ID #: 272809-822000-080202 Violations: IPCM Sec. 404.4.1 Room Area - Occupancy Limitations (Square footage for occupants); LDC Sec. 16-103 Chart A-1 Design Standard (Minimum lot area / lot coverage 50%); Fla Bldg Code Sec. 105 - Permits required. (All structures including electrical and plumbing w/o permits); IPCM Sec 504.3 Plumbing System Hazards (inadequate servicing, improper installation); LDC Sec. 16-176 (b) General requirements for accessory uses and structures - Accessory structures can only be used by the owner or tenant of the principal structure; LDC Sec. 16-176 (2) Number and Size (a) Accessory structures can't exceed the 50 percent of the total area of the required yard; IPCM Sec. 504 Plumbing Systems and Fixtures - (1) Shall be properly installed and maintained in working order; IPCM 506 Sanitary Drainage System (1) Shall be properly connected to public sewer system or to an approved private sewage disposal system; IPCM Sec. 604 Electric Facilities (2) Service. Size and usage of appliances and equipment (served by a three-wire, 120/240 volt, single phase electrical service having a minimum rating of 60 amperes; IPCM Sec. 605 - Electrical Equipment (1) Installation, wiring and appliances shall be properly installed and maintained in a safe and approved manner; Sec. 704 - Fire Protection Systems. (1.3 - Fire Protection Systems (8) Fire alarm and fire detection systems and (13) Single and multiple station smoke alarms

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

Code Case #: 20250133 Owner: Marisol Ortega Violation Address: 527 Chicago Ave, Lake Hamilton Parcel ID #: 272816-827000-001200 Violation: Fla Bldg Code Sec 105 Permits Required (building structures w/o permits)

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 #20250143 - Repeat Offender of 20220114 Owners: 2890 Inc, Kokomo Partners LLC and Samantha Marie LLC Violation Address: 930 Roberts Rd, Lake Hamilton Parcel ID #: 272808-821701-000020 Violations: LDC Sec. 28-19 Business Tax Receipts

Code Case #: 20250126 Owners: Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Jojica Yandel Omar Lallave Violation Address: 2208 Crown Rock Dr, Haines City (LH) Parcel ID #: 272815-8220502-033030 Violations: Fl Bldg Code Sec 105 Permits Required (installation of a fence)

REQUEST TO APPROVE AN EXTENSION OF TIME

Code Case #20250042 Owner: Ericea Elaine Grant Violation Address: 802 Scenic Hwy, Lake Hamilton Parcel ID#: 272816-823000-041012 Violations: IPMC Sec. 304.7 Roofs and Drainage NOTE: New potential owner (Compass Development Group LLC) and Ms. Grant have a Real Estate Purchase Agreement. The closing date should be sometime in January 2027. The structures will be demo'd within 15 days after closing (per Tucker Aguirre)

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE CASES

REQUEST FOR REDUCTION CASES

REPEAT OFFENDERS

FIRST OFFENSE

Code Case #20260109 Owners: Dachley Alexandre, Velda Alexandre and Saint Luc Alexandre Violation Address: 3897 Geranium Ave, Haines City (LH) Parcel ID#: 272809-822002-022200 Violation: Fl. Bldg Code Sec. 105 Permits Required (installation of a fence)

Code Case: 20260120 Owners: Nestor Ivan Negron Galan and Mary Michelle Perez Ramos Violation Address: 4107 Gerbera Daisy Ave, Haines City (LH)\ Parcel ID#: 272809-822002-

020020 Violation: Fl Bldg Code Sec 105 Permits Required (enclosing of the front porch and the lanai)

Code Case #20260133 Owners: Mona Gabriel and Jephthe Gabriel Violation Address: 4071 Gardenia Ave, Haines City (LH) Parcel ID#: 272809-822002-021180 Violation: Fl Bldg Code Sec 105 Permits Required (installation of fence)

Code Case #: 20260138 Owners: Jackner Cajuste and Dinas Gabriel Violation Address: 4018 Gardenia Ave, Haines City (LH) Parcel ID#: 272809-822002-022410 Violation: Fl Bldg Code Sec 105 Permits Required (installation of a fence)

Code Case #:20260148 Owners: Nova Francisco Albert De Jesus Violation Address: 5003 Bougainvillea Ct, Haines City (LH) Parcel ID#: 272809-822002-031010 Violation: Fl Bldg Code Sec 105 Permits Required (installation of fence / setbacks)

Code Case #: 20260176 Owners: John Donald Rodriguez and Leslie Omara Rodriguez Violation Address: 4232 Lavender Ct, Haines City (LH) Parcel ID#: 272809-822002-019030 Violation: Fl Bldg Code Sec. 105 Permits Required (installation of fence)

Code Case #: 20260178 Owners: Tule River Homebuyer Earned Equity Agency Violation Address: 4315 Periwinkle Pl, Haines City (LH) Parcel ID #: 272809-822002-018090 Violation: Fl Bldg Code Sec. 105 Permits Required (installation of a fence)

DEMOLITION APPEAL

FORECLOSURE INQUIRY

For the August 25, 2026 Special Magistrate hearing we had (3) Impositions, with one being withdrawn from the hearing. We had (7) first offense cases, with (2) being withdrawn from the hearing and (1) case continued to the September 29, 2026 Special Magistrate hearing.

NEXT MEETING DATE – October 27, 2026

ADJOURNMENT