



Town of Lake Hamilton
SPECIAL MAGISTRATE HEARING Agenda – June 24, 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

[May 27, 2025, Special Magistrate 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

REQUEST TO APPROVE AN EXTENSION OF TIME

[Code Case 20240048 - 1121 Martin St. Parcel ID #272809-822000-080401 Owner: Faith Based Investments LLC Violations: FBC 1.7 Sec. 105.4 Expired Permit Â #210015 is now opened, Sec. 105 Permits Required: for renovation of home - including 4x4 to support porch roof and new wood to support porch flooring, Sec. 301.3 Vacant Structures and Land: must](#)

be secured from entry - doors/windows open to public, Sec. 304.10 Stairways, Decks, Porches and Balconies: repair /replace all rotten/decayed wood including all entry steps, Sec. 304.13 Window, Skylight and Door Frames: has broken/cracked windows, door frames rotten - in need of repair/replacing, Sec. 304.14 Insect Screens: Windows that do not have screening needs to have screens, Sec. 304.15 Doors: doors not intact or functioning properly - repair/replace, Sec. 304.2 Protective Treatment: Structure needs painting, Sec. 304.3 Premise Identification: The structure needs house numbers displayed, Sec. 304.6 Exterior Structure Walls: walls are rotten and decayed - repair/replace, and Sec. 304.7 Roofs and Drainage: roof is in need of repairing/replacing.

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE CASES

REQUEST FOR REDUCTION CASES

Code Case 20190002 -- 50 Omaha St. S, Lake Hamilton FL 33851 Parcel ID #272816-823000-023210 Violation: IPMC Sec 110 - Demolition -- Has been in compliance Case status: In compliance with fine/lien that was never satisfied. This case was continued from the May 27, 2025, Special Magistrate to the June 24, 2025, Special Magistrate

FIRST OFFENSE

Code Case #20250025 -- 0 Rose St, Lake Hamilton FL 272809-822000-090103 Violation(s): Sec 16-176.1 A & B.1 Accessory Uses & Structures w/o Primary: Storing boats / trailers on vacant land (no primary use), and IPMC Sec. 302.1 Exterior Property Sanitation: misc. items, junk / debris stored around the boats / trailers. Property remains in violation as of 6/11/25.

Code Case 20250011 -- 510 Pearl St, Haines City (LH) Parcel ID #272809-822000-40102 Violation(s): Sec. 16-178 Parking of Boats and Recreational Vehicles: Several boats/trailers parked/stored around an abandoned structure do not meet the setback requirements and are encroaching onto the adjacent property. Sec. 302.1 Exterior Property Sanitation: for junk/debris and misc. items all around the abandoned structure. Sec. 302.8 Motor Vehicles: All vehicles including mini-buses must run under their own power and have an assigned license plate with current tag or be removed from the property. Case was continued from the May 27, 2025, Special Magistrate hearing to June 24, 2025.

Code Case #20250036 -- 4302 Periwinkle Pl, Lake Hamilton FL 33851.Parcel ID #272809-822002-017010. Owner: Vanessa Torres Viera. Violation: Sec. 105 Permits Required: Installing a fence without permits. As of 6/17/25 Permit #250371 was cancelled. Permit #250461 has been obtained and finalized.

DEMOLITION APPEAL

FORECLOSURE INQUIRY

MONTHLY REPORT -- [ENTER TEXT HERE]

NEXT MEETING DATE -- [MONTH DAY], 2025

ADJOURNMENT