



Town of Lake Hamilton
SPECIAL MAGISTRATE HEARING Agenda – June 30, 2026

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 26, 2026, 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 #20250126 Owner\(s\): Bryan Daniel Lallave Pancorbo, Jomarie Ortiz Cintron and Mojica Yandel Omar Lallave Violation Address: 2208 Crown Rock Dr, Haines City \(LH\) Violation\(s\): Fla. Bldg Code Sec. 105 Permits Required - the installation of a fence without permits This case came into compliance on 5/15/26 by obtaining permit #260263](#)

[Code Case #2050107 Owner: Jared C. Burd Violation Address: 415 Main St, Lake Hamilton PA ID #: 272816-823000-018060 Violation\(s\): LDC Sec. 26-6 \(b\) Use / Right of Way - Activity in town rights-of-way without permits \(driveway modification\) NOTE: Mr. Burd has been given extensions through this process I also have the Patrick Henry, Director of Public Works and Utilities testifying on this case](#)

IMPOSITION – UNPAID COST OF ENFORCEMENT FEES – SEE EXHIBIT

Code Case #20250034 Owner: Foam It Insulation Experts, LLC Violation Address: 0 Martin St, Lake Hamilton P.A. ID #: 272809-822000-080402 Violations: LDC Sec. 16-176 A & B.1 - Accessory Uses and Structures w/o permits. NOTE: The case is in compliance (11/18/25) The Cost of Enforcement Fees in the amount of \$107.22 never paid

RESCISSION/ADJUDICATION OF LIEN

REQUEST TO APPROVE AN EXTENSION OF TIME

Code Case #20250057 Owner: Jesse Dale Strouse Violation Address: 111 Nelson Ave W, Lake Hamilton P.A. ID #272816-823000-014321 Violation(s): IPMC Sec 302.7 Accessory Structure - All accessory structures, including detached garage, fences and walls, shall be maintained structurally sound and in good repair. (Detached accessory structure in need of repairing) NOTE: Due to financial issues, owner has asked for another extension.

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE CASES

REQUEST FOR REDUCTION CASES

FIRST OFFENSE

Code Case #20260016 Owner: Wendy Sluania Ramirez Garrido Violation Address: 414 Monroe Ln, Lake Hamilton P.A. ID #: 272809-822000-080202 Violations: IPMC 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); IPMC 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; IPMC Sec. 504 Plumbing Systems and Fixtures - (1) Shall be properly installed and maintained in working order; IPMC 506Â Sanitary Drainage System (1) Shall be properly connected to public sewer system or to an approved private sewage disposal system; IPMC 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; IPMC 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

Repeat Offender

Code Case #20250143 (Repeat Offender of Code Case #20220114 Owners: 2890 Inc., Kokomo Partners, LLC and Samantha Marie, LLC Violation Address: 930 Roberts Rd (Warehouses) P.A. ID #: 272808-821701-000020 Violations: LDC Sec. 28-19 Business Tax Receipt(s) Required: There are businesses within the warehouse that have yet to obtain business tax receipts NOTE: The April '26 SM packet is the original packet. Nothing has

changed in it.

DEMOLITION APPEAL

FORECLOSURE INQUIRY

MONTHLY REPORT -- For the May 26, 2026 Special Magistrate we imposed (2) cases for the unpaid Cost of Enforcement Fees, (1) Extension of Time, (2) First Offense and (1) Repeat Offender

NEXT MEETING DATE – July 28, 2026

ADJOURNMENT