



Town of Lake Hamilton
SPECIAL MAGISTRATE HEARING Agenda – September 30,
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

[*August 26, 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.

[Code Case #20250025 -- 0 Rose St, Haines City \(Lake Hamilton\) Parcel # 272809-822000-090103 Owners: Lonnie Holmes and Betty M. Holmes Violation\(s\): Sec. 16-176.1 A & B.1 Accessory Uses & Structures w/o Primary \(storage of items on vacant lot without a primary use such as a home\) and Sec. 302.1 Exterior Property Areas, Sanitation \(misc. items, junk / debris around the back side of boat/trailer\). Â Last reinspection: 8/19/2025 -- posted Town Hall and property with the Affidavit of Non-Compliance and Notice of Public Hearing for Imposition of Fines.](#)

[Code Case #20250031 -- 1113 Martin St, Haines City \(Lake Hamilton\) Parcel #: 272809-](#)

822000-080403 Owner: BV13 LLC Violation(s): Sec. 302.1 Exterior Property Areas, Sanitation - (outside storage of misc. items, junk / debris). Â Last reinspection:8/19/2025

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. Lake Hamilton, FL Parcel #272809-822000-080401 Owner: Faith Based Investments LLC Violations: FBC 1.7 Sec. 105.4.1.2 Expired Permit (Permit to be renewed); Sec. 105 Permits Required (any other work performed without permits); Sec. 301.3 General Vacant Structures and Land (must be kept in clean, safe and secure condition); Sec. 304.10 Stairs, Decks, Porches and Balconies (all walking surfaces small be maintained); Sec. 304.13 Windows, Skylight and Door Frames (all must be kept in sound condition); Sec. 304.14 Insect Screens (all windows must have window screens); Sec. 304.15 Doors (must be maintained and secured from entry); Sec. 304.2 Protective Treatment (all exterior surfaces must be painted); Sec. 304.3 Premises Identification (structure must have house numbers visible from the street); Sec. 304.6 Exterior Structure Walls (must be free from holes, breaks, and rot); Sec. 304.7 Roofs and Drainage (roof must be in good repair - no defects). Â Owner is converting plans back to duplex and complying with what the Building Dept.Â requires.

REQUEST TO CONTINUE FIRST OFFENSE CASES

REQUEST TO WITHDRAW FIRST OFFENSE CASES

REQUEST FOR REDUCTION CASES

FIRST OFFENSE

Code Case #20250040 -- 325 Chicago Ave, Lake Hamilton, FL Parcel ID #272816-827000-002070 Owner: Pedro Arroyo Montezuma and Rosa Delores Serpa Serrano Violations: CH 30 Sec. 30-1 Traffic and Vehicles - Weight Limitation (Shipping container and commercial trailer are not permitted); Sec. 20-46 Prohibition (storage of distressed / abandoned vehicles are not permitted); Sec. 302.1 Exterior Property Sanitation (all outside storage of misc. items to include junk / debris must be removed); and Sec. 302.4 Weeds (high grass and weeds must be cut)

Code Case #20250042 -- 802 Scenic Hwy N, Lake Hamilton, FL Parcel ID #272816-823000-041012 Owner: Erica Elaine Grant Violations: CH 30 Sec. 30-1 Traffic and Vehicles - Weight Limitation (commercial trailers are not permitted to be stored on the property); Sec. 302.1 Exterior Property Sanitation - (storage of misc. items, junk / debris must be removed or stored within an enclosed structure); Sec. 304.7 Roofs and Drainage (roof is in need of repairing / replacing) Â NOTE: The owner has been approved through Polk County Neighborhood, Housing and Development to have all structures on the property torn down and a new home built.

Code Case #20250072 -- 0 US Highway 17 N, Lake Hamilton, FL Parcel ID #272809-000000-024350 Owner: Quintana Hamilton Holdings LLC Violation: Sec. 302.4 Exterior Property Areas, Weeds (overgrown parcel in need of cutting) Â NOTE: any vacant lot

adjacent to housing developments or other buildings and establishments must be maintained.

Code Case #20250080 -- 30650 US Highway 27, Lake Hamilton, FL Parcel ID #272817-829503-000040 Owner: Millenium Property Holdings LLC Violation: Sec 16-176.1A & B.1 Accessory Uses & Structures without Primary (no storage of items are permitted without a primary use)

DEMOLITION APPEAL

FORECLOSURE INQUIRY

MONTHLY REPORT -- [ENTER TEXT HERE]

NEXT MEETING DATE – [MONTH DAY], 2025

ADJOURNMENT