

**Special Magistrate for the
City of Haines City**

CITY OF HAINES CITY,
Petitioner,

Violation No:35304

vs.

**CEREASE L LOVETTE, STEVE E LOVETTE,
RHONDA T LOVETTE**

Respondent(s),
_____ /

NOTICE OF HEARING

**NOTICE: A FINE AND COSTS MAY BE IMPOSED AT THIS HEARING
PLEASE GOVERN YOURSELF ACCORDINGLY**

Pursuant to Section 2.40 of the Code of Ordinances and Section 162.06 Florida Statutes, you are hereby called upon to take notice that a Public Hearing will be conducted in the above-styled cause, by the Special Magistrate, on **WEDNESDAY, SEPTEMBER 25, 2024 at 8:45 a.m.** or as soon after as may be heard, in the Commission Chambers, City Hall, 620 E. Main St. Haines City, Florida. The Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact and conclusions of law as are supported by the testimony and evidence pertaining to the matters alleged in the attached Affidavit of Violation(s) and may issue a Final Order affording the proper relief. A certified copy of the Final Order may be recoded in public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, upon any subsequent purchasers, successors in interest, or assigns. If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by The Code Compliance Officer. Please govern yourself accordingly.

DATED: this 08/19/2024

SPECIAL MAGISTRATE OF THE
CITY OF HAINES CITY, FLORIDA

By: 
Michelle Escribano Code Compliance Specialist

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, CEREASE L LOVETTE, STEVE E LOVETTE, RHONDA T LOVETTE, 315 N 13TH ST, HAINES CITY, FL. 33844-4407.

Return Receipt Number: **9489009000276582297865**

By: 
Michelle Escribano Code Compliance Specialist

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

If You Have Any Questions Please call 863-421-9937

**Special Magistrate for the
City of Haines City**

CITY OF HAINES CITY,
Petitioner,

Violation No:35304

vs.

**CEREASE L LOVETTE, STEVE E LOVETTE,
RHONDA T LOVETTE**

Respondent(s),

**STATE OF FLORIDA
COUNTY OF POLK**

AFFIDAVIT OF VIOLATION

BEFORE ME, the undersigned authority, personally appeared DAVID JIMENEZ, Code Officer for the City of Haines City, Florida, who after being duly sworn, deposes and states:

1. That CEREASE L LOVETTE, STEVE E LOVETTE, RHONDA T LOVETTE of 315 N 13TH ST, HAINES CITY, FL 33844-4407, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 325 13TH ST N, Haines City, FL the legal description of which is fully set forth on Exhibit A attached hereto.
2. That the described property is in violation of the Ordinance as shown in the Violation Details set forth in Exhibit A attached hereto.
3. That a true copy of the Violation Notice(s) previously provided to RESPONDENT is attached hereto.
4. That said violation(s) has/have not been corrected.
5. That a true copy of the Notice of Hearing to be served upon the RESPONDENT in conjunction with this Affidavit of Violation is attached hereto.

AFFIRMATION UNDER OATH

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of physical presence or online notarization, this 19TH day of AUGUST, 2024, by DAVID JIMENEZ, who is personally known to me or has produced as identification.

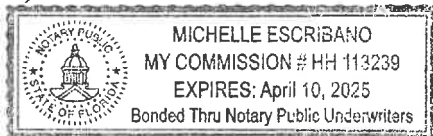
David Jimenez
DAVID JIMENEZ
as the Code Officer for Haines City

8-19-24
Date

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared DAVID JIMENEZ, who is personally known to me and after being first duly sworn, deposes and says that affiant is the Code Inspector for the City of Haines City, and that the above Affidavit is true and correct to the best of affiant's knowledge and belief.

SWORN TO AND SUBSCRIBED before me, on _____
(AFFIX NOTARY STAMP)



M. Escribano
Notary Public, State of Florida

Michelle Escribano
Printed/Typed Name

Special Magistrate for the City of Haines City

Exhibit A

Legal description of property owned by RESPONDENT, CEREASE L LOVETTE, STEVE E LOVETTE, RHONDA T LOVETTE located at 315 N 13TH ST, HAINES CITY, FL. 33844-4407, and is described as: HIGHWAY ADDITION PB 5 PG 1 BLK 5 LOTS 5 N1/2 & 6, Sub.: and further described as: 325 13TH ST N, HAINES CITY, FL, 33844.

Violation:

EXTERIOR
STRUCTURE/HCPMC SEC.
304.1:

THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.

PROTECTIVE
TREATMENT/HCPMC SEC.
304.2:

ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOOR, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS, AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION. EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. ALL SIDING AND MASONRY JOINTS AS WELL AS THOSE BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS, DOORS, AND SKYLIGHTS SHALL BE MAINTAINED WEATHER RESISTANT AND WATER TIGHT. ALL METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE COATED TO INHIBIT SUCH RUST AND CORROSION AND ALL SURFACES WITH RUST OR CORROSION. OXIDATION STAINS SHALL BE REMOVED FROM EXTERIOR SURFACES. SURFACE DESIGNED FOR STABILIZATION BY OXIDATION ARE EXEMPT FROM THIS REQUIREMENT.

Mailed to:

CEREASE L LOVETTE, STEVE E LOVETTE, RHONDA T LOVETTE
315 N 13TH ST
HAINES CITY, FL. 33844-4407



CITY OF HAINES CITY VIOLATION NOTICE

Case Number: 35304	Date of Violation: 11/17/2023	Property Address: 325 13TH ST N
Property Owner(s): CEREASE L LOVETTE, STEVE E LOVETTE, RHONDA T LOVETTE	Property Owner(s) Address: 315 N 13TH ST HAINES CITY, FL 33844-4407	Bank/Occupant Name & Address:
Parcel Number: 27-27-28-769000-005051		
Property Description: HIGHWAY ADDITION PB 5 PG 1 BLK 5 LOTS 5 N1/2 & 6		

NOTICE:

You have been issued a Notice of Violation for violating the City of Haines City Codes and/or Regulations. You have been given reasonable time to correct the violation(s), and a re-inspection of the above property will be performed on the date indicated below. Your failure to correct the violation within the time period specified may result in a complaint being filed against the above property owner(s) with the Special Magistrate. Any action taken by the City of Haines City, the authority having jurisdiction, could result in a fine that will be charged against the real estate upon which the violation(s) are located and shall be a lien upon such real estate and all other real property owned. If you are unsure about any requirements necessary to correct this violation(s), please contact the City of Haines City Code Compliance Division at 35400 U.S. Highway 27 Haines City, FL 33844 or call 863-421-9937 between the hours of 8:30 AM and 4:30 PM Monday through Friday.

Violation(s): EXTERIOR STRUCTURE/HCPMC SEC. 304.1
Violation(s) Description: THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.
Violation(s): PROTECTIVE TREATMENT/HCPMC SEC. 304.2
Violation(s) Description: ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOOR, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS, AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION. EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. ALL SIDING AND MASONRY JOINTS AS WELL AS THOSE BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS, DOORS, AND SKYLIGHTS SHALL BE MAINTAINED WEATHER RESISTANT AND WATER TIGHT. ALL METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE COATED TO INHIBIT SUCH RUST AND CORROSION AND ALL SURFACES WITH RUST OR CORROSION. OXIDATION STAINS SHALL BE REMOVED FROM EXTERIOR SURFACES. SURFACE DESIGNED FOR STABILIZATION BY OXIDATION ARE EXEMPT FROM THIS REQUIREMENT.
Narrative: THERE ARE MULTIPLE VIOLATIONS AT THIS PROPERTY: 1. THERE ARE SEVERAL AREAS OF THE STRUCTURE THAT HAVE CHIPPED AND PEELING PAINT. ***STILL EXISTS*** 2. ALSO, THERE IS ALGAE/MOLD THROUGHOUT SEVERAL AREAS OF THE STRUCTURE. ***STILL EXISTS*** 3. THERE ARE SECTIONS OF THE SOFFIT THAT ARE IN DISREPAIR. ***STILL EXISTS*** 4. THE PROPERTY IS LITTERED WITH JUNK. ***COMPLIED ON 1/18/2024***
Recommended Corrective Action: 1. PAINT AREAS OF THE STRUCTURE THAT HAVE CHIPPED AND PEELING PAINT. 2. REMOVE ALL ALGAE/MOLD FROM STRUCTURE. 3. REPAIR SOFFIT. 4. REMOVE ALL JUNK. RESTORE PROPERTY TO A CLEAN, SAFE AND SANITARY CONDITION.
To Be Corrected By: 07/15/2024
Code Compliance Officer: DAVID JIMENEZ
Certified Mail #: 9489009000276582305430