

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

**CITY OF HAINES CITY,**

*Petitioner,*

vs.

**DAVID ANGLIN**

Violation No:35831

*Respondent(s),*

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**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 JULY 24, 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 06/20/2024

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, DAVID ANGLIN, 366 PRINCE CHARLES DR, DAVENPORT FL 33837.

Return Receipt Number: **9489009000276582301258**

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.

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

**CITY OF HAINES CITY,**  
*Petitioner,*  
**vs.**  
**DAVID ANGLIN**

Violation No:35831

*Respondent(s),*  
\_\_\_\_\_ /

**STATE OF FLORIDA**  
**COUNTY OF POLK**

**AFFIDAVIT OF VIOLATION**

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

1. That DAVID ANGLIN of 366 PRINCE CHARLES DR, DAVENPORT, FL 33837, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at FDC GROVE RD, 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 20TH day of JUNE, 2024, by JOEL YANEZ, who is personally known to me or has produced as identification.

Joel Yanez  
JOEL YANEZ  
as the Code Officer for Haines City

June 20, 2024  
Date

STATE OF FLORIDA  
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared JOEL YANEZ, 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 June 20, 2024  
(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, DAVID ANGLIN located at 366 PRINCE CHARLES DR, DAVENPORT FL 33837, and is described as: FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 1 THRU 4 & 13 THRU 16 IN SW1/4 LESS BEG 495.13 FT S OF NE COR LOT 13 CONT S 151.28 FT W 101.28 FT N 33 DEG 32 MIN 22 SEC E 183.56 FT TO POB SUBJECT TO CONSERVATION EASEMENT PER OR 3994-347 & OR 3994-350, Sub.: and further described as: FDC GROVE RD, DAVENPORT, FL, 33837.

### Violation:

EXTERIOR PROPERTY  
SANITATION/HCPMC SEC.  
302.1:

ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.

PARKING OF CERTAIN  
OTHER VEHICLES WITHIN  
THE CITY/LDR SEC. 11.4.2 (C):

HEAVY INDUSTRIAL EQUIPMENT SUCH AS TRUCKS, TRACTORS, BULLDOZERS, DRAGLINES, CRANES, HEAVY TREE TRIMMING AND TREE REMOVAL EQUIPMENT AND SIMILAR EQUIPMENT MAY BE PARKED ON PRIVATE RESIDENTIAL PROPERTY IN A RESIDENTIAL DISTRICT ONLY DURING PERIODS WHEN ACTUALLY IN USE ON SUCH PROPERTY, AND 48 HOURS PRECEDING AND AFTER EACH USE.

TEMPORARY  
CONSTRUCTION  
STRUCTURES/LDR SEC. 5.2.10  
(A):

TEMPORARY STRUCTURES IN CONNECTION WITH LAND DEVELOPMENT OR CONSTRUCTION PROJECTS MAY BE ERECTED OR MOVED ONTO THE SITE, FOR OCCUPANCY OTHER THAN AS DWELLING OR LODGING UNITS, IN ANY ZONING DISTRICT, BUT SHALL REQUIRE A PERMIT FROM THE ADMINISTRATIVE OFFICIAL. SUCH PERMIT SHALL SPECIFY LOCATION, TYPE OF CONSTRUCTION, MAINTENANCE REQUIREMENTS AND PERIOD FOR WHICH SUCH STRUCTURE MAY BE ERECTED; PROVIDED, THAT NO SUCH PERMIT SHALL BE FOR A PERIOD OF MORE THAN SIX MONTHS, SUBJECT TO RENEWAL UPON APPROVAL OF THE ADMINISTRATIVE OFFICIAL. FAILURE TO OBTAIN SUCH PERMIT OR VIOLATION OF CONDITIONS SPECIFIED THEREIN SHALL BE A VIOLATION OF THE LAND DEVELOPMENT REGULATIONS.

Mailed to:

DAVID ANGLIN  
366 PRINCE CHARLES DR  
DAVENPORT FL 33837



## CITY OF HAINES CITY VIOLATION NOTICE

<b>Case Number:</b> 35831	<b>Date of Violation:</b> 04/25/2024	<b>Property Address:</b> FDC GROVE RD
<b>Property Owner(s):</b> DAVID ANGLIN	<b>Property Owner(s) Address:</b> 366 PRINCE CHARLES DR DAVENPORT, FL 33837	<b>Bank/Occupant Name &amp; Address:</b>
<b>Parcel Number:</b> 27-26-30-708000-040010		
<b>Property Description:</b> FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 1 THRU 4 & 13 THRU 16 IN SW1/4 LESS BEG 495.13 FT S OF NE COR LOT 13 CONT S 151.28 FT W 101.28 FT N 33 DEG 32 MIN 22 SEC E 183.56 FT TO POB SUBJECT TO CONSERVATION EASEMENT PER OR 3994-347 & OR 3994-350		

### 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.

<b>Violation(s):</b> EXTERIOR PROPERTY SANITATION/HCPMC SEC. 302.1
<b>Violation(s) Description:</b> ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.
<b>Violation(s):</b> PARKING OF CERTAIN OTHER VEHICLES WITHIN THE CITY/LDR SEC. 11.4.2 (C)
<b>Violation(s) Description:</b> HEAVY INDUSTRIAL EQUIPMENT SUCH AS TRUCKS, TRACTORS, BULLDOZERS, DRAGLINES, CRANES, HEAVY TREE TRIMMING AND TREE REMOVAL EQUIPMENT AND SIMILAR EQUIPMENT MAY BE PARKED ON PRIVATE RESIDENTIAL PROPERTY IN A RESIDENTIAL DISTRICT ONLY DURING PERIODS WHEN ACTUALLY IN USE ON SUCH PROPERTY, AND 48 HOURS PRECEEDING AND AFTER EACH USE.
<b>Violation(s):</b> TEMPORARY CONSTRUCTION STRUCTURES/LDR SEC. 5.2.10 (A)
<b>Violation(s) Description:</b> TEMPORARY STRUCTURES IN CONNECTION WITH LAND DEVELOPMENT OR CONSTRUCTION PROJECTS MAY BE ERECTED OR MOVED ONTO THE SITE, FOR OCCUPANCY OTHER THAN AS DWELLING OR LODGING UNITS, IN ANY ZONING DISTRICT, BUT SHALL REQUIRE A PERMIT FROM THE ADMINISTRATIVE OFFICIAL. SUCH PERMIT SHALL SPECIFY LOCATION, TYPE OF CONSTRUCTION, MAINTENANCE REQUIREMENTS AND PERIOD FOR WHICH SUCH STRUCTURE MAY BE ERECTED; PROVIDED, THAT NO SUCH PERMIT SHALL BE FOR A PERIOD OF MORE THAN SIX MONTHS, SUBJECT TO RENEWAL UPON APPROVAL OF THE ADMINISTRATIVE OFFICIAL. FAILURE TO OBTAIN SUCH PERMIT OR VIOLATION OF CONDITIONS

SPECIFIED THEREIN SHALL BE A VIOLATION OF THE LAND DEVELOPMENT REGULATIONS.

**Narrative:**

THIS PROPERTY HAS A FEW VIOLATIONS: 1. THE PROPERTY IS LITTERED WITH TRASH, JUNK AND TREE DEBRIS. (\*\*COMPLIED 06/20/2024\*\*) 2. THERE ARE CRANES BEING PARKED/STORED ON THE PROPERTY. 3. A CONSTRUCTION TRAILER WAS PLACED ON THE PROPERTY WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY'S BUILDING DEPARTMENT.

**Recommended Corrective Action:**

1. REMOVE ALL JUNK, TRASH AND TREE DEBRIS. RESTORE PROPERTY TO A CLEAN, SAFE AND SANITARY CONDITION. (\*\*COMPLIED 06/20/2024\*\*) 2. REMOVE CRANES FROM RESIDENTIAL PROPERTY. 3. OBTAIN PERMIT FROM THE CITY'S BUILDING DEPARTMENT FOR THE CONSTRUCTION TRAILER.

**To Be Corrected By:** 07/22/2024

**Code Compliance Officer:** JOEL YANEZ

**Certified Mail #:** 9489009000276582301579