

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

CITY OF HAINES CITY,

Petitioner,

vs.

MARLENE ROSS

Respondent(s),

_____ /

Violation No:36337

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 08/14/2024

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, MARLENE ROSS, 705 LEONARDO CT, KISSIMMEE FL 34758-3350.

Return Receipt Number: **9489009000276582297902**

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.

MARLENE ROSS

Violation No:36337

Respondent(s),

STATE OF FLORIDA
COUNTY OF POLK

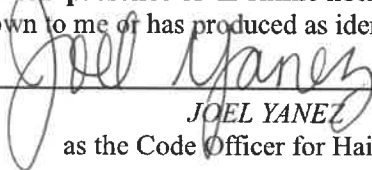
AFFIDAVIT OF VIOLATION

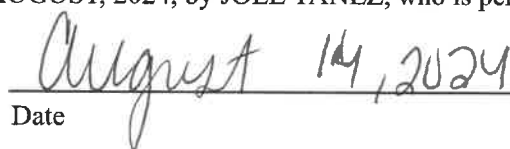
BEFORE ME, the undersigned authority, personally appeared JOEL YANEZ, Code Officer for the City of Haines City, Florida, who after being duly sworn, deposes and states:

1. That MARLENE ROSS of 705 LEONARDO CT, KISSIMMEE, FL 34758-3550, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 19 9TH 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 14TH day of AUGUST, 2024, by JOEL YANEZ, who is personally known to me or has produced as identification.


JOEL YANEZ
as the Code Officer for Haines City




Date August 14, 2024

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 August 14, 2024.
(AFFIX NOTARY STAMP)




Notary Public, State of Florida

Printed/Typed Name

Special Magistrate for the City of Haines City

Exhibit A

Legal description of property owned by RESPONDENT, MARLENE ROSS located at 705 LEONARDO CT, KISSIMMEE FL 34758-3350, and is described as: HAINES CITY PB 3 PG 11 & 12 BLK 86 LOTS 6 & 7 3/4 INT, Sub.: and further described as: 19 9TH 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.
ROOFS AND DRAINAGE/HCPMC SEC. 304.7:	THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.
SANITARY DRAINAGE SYSTEM MAINTENANCE/HCPMC SEC. 506.2:	EVERY PLUMBING STACK, VENT, WASTE AND SEWER LINE SHALL FUNCTION PROPERLY AND BE KEPT FREE FROM OBSTRUCTIONS, LEAKS AND DEFECTS.

Mailed to:

MARLENE ROSS
705 LEONARDO CT
KISSIMMEE FL 34758-3350



CITY OF HAINES CITY VIOLATION NOTICE

Case Number: 36337	Date of Violation: 07/26/2024	Property Address: 19 9TH ST N
Property Owner(s): MARLENE ROSS	Property Owner(s) Address: 705 LEONARDO CT KISSIMMEE, FL 34758-3550	Bank/Occupant Name & Address:
Parcel Number: 27-27-29-783000-086061		
Property Description: HAINES CITY PB 3 PG 11 & 12 BLK 86 LOTS 6 & 7 3/4 INT		

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): ROOFS AND DRAINAGE/HCPMC SEC. 304.7	
Violation(s) Description: THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.	
Violation(s): SANITARY DRAINAGE SYSTEM MAINTENANCE/HCPMC SEC. 506.2	
Violation(s) Description: EVERY PLUMBING STACK, VENT, WASTE AND SEWER LINE SHALL FUNCTION PROPERLY AND BE KEPT FREE FROM OBSTRUCTIONS, LEAKS AND DEFECTS.	
Narrative: THIS PROPERTY HAS A FEW VIOLATIONS: 1. THERE IS A UNAPPROVED ROOF COVERING ON THE ROOF. 2. THE SANITARY SEWER CLEAN OUT IS MISSING IT'S CAP ALLOWING GROUND WATER TO ENTER INTO THE SYSTEM. 3. THE SOFFIT IS IN DISREPAIR DUE TO WATER DAMAGE.	
Recommended Corrective Action: 1. REMOVE UNAPPROVED ROOF COVERING. 2. REPLACE MISSING SEWER CAP. 3. REPAIR/REPLACE SOFFIT.	
To Be Corrected By: 08/13/2024	
Code Compliance Officer: JOEL YANEZ	Certified Mail #: 9489009000276582300596