

**MINUTES
CODE COMPLIANCE DIVISION HEARING
HAINES CITY, FLORIDA**

August 28, 2024

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Special Magistrate J. Kemp Brinson, Esq., called to order the Code Compliance Hearing at 9:00 a.m. on Wednesday, August 28, 2024, in the City Commission Chambers located at 620 E. Main Street, Haines City, FL.

In attendance were: Special Magistrate J. Kemp Brinson, Esq., Code Compliance Supervisor Steve Shifley, Code Compliance Officer David Jimenez, Code Compliance Office Joel Yanez, Code Compliance Specialist Michelle Escribano, Deputy City Clerk Erica Sanchez

2. SWEARING IN OF PERSONS TO TESTIFY

Special Magistrate J. Kemp Brinson, Esq., swore in persons to testify

NEW BUSINESS

9:00 A.M.

Supervisor Steve Shifley

Case # 36185

19 9th Street North

▶ **SEC. 4-10 (B) Bottle Clubs**

▶ **SEC. 4-3 (B) Location of Places Wherein Alcoholic Beverages
May Be Sold**

▶ **CH12 SEC. 12-3 Local Business Tax Receipt Required**

▶ **SEC. 4-2 Prohibited Hours of Sale**

Date of Violation(s): 07-25-24

Result(s): Violation(s) Still Exist **continued**

Admin Cost(s): \$58.95

Marlene Ross

Downtown Bistro LLC

Martin Walsh

Inspector David Jimenez

Case # 35567

34 Sergeant Street

▶ **HCPMC SEC. 111.8 Prohibited Occupancy**

▶ **HCPMC SEC. 305.1 Interior Sanitation**

Date of Violation(s): 02-14-24 FOF

Result(s): Violation(s) Complied 08-26-24

Admin Cost(s): \$71.91 60 days to pay

Merril Bedford Davis

Ellen Ann Davis

Failure to appear

Case # 35816

1014 Aqua Vista Court

► **HCPMC SEC. 108.1.4 Unlawful Structure**

Date of Violation(s): 04-22-24 FOF

Result(s): Violation(s) Complied 08-19-24

Admin Cost(s): \$28.71 60 days to pay

Otilio Polanco

Failure to appear

Case # 35938

1412 Wood Avenue

► **HCPMC SEC. 302.8 Motor Vehicles (Complied 08-26-24)**

► **HCPMC SEC. 302.1 Exterior Property Sanitation**

Date of Violation(s): 05-21-24 FOF

Result(s): Violation(s) Still Exist 2 weeks to comply

Admin Cost(s): \$31.25 2 weeks to comply next hearing 9/25/2024

Gustavo Lara

Failure to appear

Inspector Joel Yanez

Case # 36396

921 Kenbar Avenue

► **HCPMC SEC. 302.4 Weeds**

Date of Violation(s): 08-06-24 FOF

Result(s): Violation(s) Still Exist

Admin Cost(s): \$78.91 \$100 per day

(Original FOF, 09-27-23)

(Out of Compliance for 21 Days)

C & Belliott Property

Management LLC

Melitza M Roman

Repeat Violation

Failure to appear

Case # 36397

536 Ronshelle Avenue

► **HCPMC SEC. 302.4 Weeds**

Date of Violation(s): 08-06-24

Result(s): Violation(s) Complied 08-26-24

Admin Cost(s): **\$78.91 + \$2000 = 2078.91**

(Original FOF, 09-27-23)

(Out of Compliance for 20 Days)

Luz A Heredia

Mayra Heredia

Repeat Violation

Failure to appear

Case # 36269

Miguel Angel Perdomo Escalante

1067 Brooklet Drive

▶Chapter 7 SEC. 7-7 (f) Engaging as an Unlicensed

Contractor

Date of Violation(s): 07-23-24

Result(s): Violation(s) Complied

Admin Cost(s): \$21.00 + \$500 = \$521

Case # 36344

Eduardo Gonzalez Catarino

337 Jovana Road

Vannesa Elizabeth Gorovitz

▶DR SEC. 12.6.2 (E) Right-of-Way Reservation

Lozado

Date of Violation(s): 07-30-24

Result(s): Violation(s) Complied 08-12-24

Admin Cost(s): \$22.80 60 60 days to pay

2nd Time in 12 Month(s): 05-23-24

Case # 36368

Upward America Southeast

960 Caitlin Loop

Property Owner LP

▶HCPMC SEC. 302.8 Motor Vehicles

Repeat Violation

Date of Violation(s): 08-01-24 FOF

Failure to appear

Result(s): Violation(s) Complied 08-08-24

Admin Cost(s): **\$79.21 + \$700 = \$779.21**

(Original FOF, 01-25-23)

(Out of Compliance for 7 Days)

Case # 36046

Upward America Southeast

913 Caitlin Loop

Property Owner LP

▶HCPMC SEC. 302.8 Motor Vehicles

Failure to appear

Date of Violation(s): 06-21-24 FOF

Result(s): Violation(s) Complied 08-26-24

Admin Cost(s): \$32.80 60 days to pay

Case # 36076

Krisdan Properties LLC

229 Ronaldale Avenue

Denise Rivera

▶HCPMC SEC. 302.8 Motor Vehicles

Failure to appear

Date of Violation(s): 06-27-24 FOF

Result(s): Violation(s) Complied 08-05-24

Admin Cost(s): \$57.17 2 weeks to pay

Case # 36079

1110 Tyrone Court

▶ **HCPMC 302.8 Motor Vehicles**

▶ **LDR SEC. 11.4.2 (A) Parking of Certain Other Vehicles**

Date of Violation(s): 06-27-24

Result(s): Violation(s) Still Exist 2 weeks to comply

Admin Cost(s): \$59.07

Keila Samano Hernandez

Jaimes Dirzo

Willie Dirzo

Failure to appear

Case # 36145

124 Taft Drive

▶ **HCPMC SEC. 302.8 Motor Vehicles**

Date of Violation(s): 07-09-24 FOF

Result(s): Violation(s) Complied 07-23-24

Admin Cost(s): \$39.40

2nd Time in 12 Month(s): 07-28-23

Juan P Marin

Katherine Cruz Severino

Felix J Delahoz

Failure to appear

Case # 35975

521 Buchannan Drive

▶ **HCPMC SEC. 302.8 Motor Vehicles**

Date of Violation(s): 05-24-24 FOF

Result(s): Violation(s) Complied 08-26-24

Admin Cost(s): \$30.10 2 weeks to pay

Bryan Ariel Flores

Marlene Flores

Failure to appear

Case # 35977

743 Jefferson Street

▶ **HCPMC SEC. 302.8 Motor Vehicles**

Date of Violation(s): 05-24-24

Result(s): Violation(s) Still Exist

Admin Cost(s): \$29.80 next hearing 10/24/2024

Orett A Ward

Karen Williams

Failure to appear

Inspector Dontrell Norman

Case # 36154

1331 Avenue K

▶ **HCPMC SEC. 302.4 Weeds**

Date of Violation(s): 07-10-24 FOF

Result(s): Violation(s) Complied 08-05-24

Admin Cost(s): \$58.86 + \$2500 = \$2,558.86

(Original FOF, 12-18-19)

Personal Representative of

The Estate of Harold E Armstrong

Repeat Violation

Failure to appear

(Out of Compliance for 25 Days)

Case # 36156

Gregory Pritchett

1801 12th Street

Repeat Violation

▶HCPMC SEC. 302.1 Exterior Property Sanitation

Failure to appear

Date of Violation(s): 07-10-24 FOF

Result(s): Violation(s) Complied 07-23-24

Admin Cost(s): \$58.71 + \$1,300 = \$1,358.71

(Original FOF, 11-20-19)

(Out of Compliance for 13 Days)

Case # 35987

Angela Davila III

308 13th Street North

Angelina Lopes

▶HCPMC SEC. 302.4 Weeds

Failure to appear

Date of Violation(s): 05-24-24 FOF

Result(s): Violation(s) Complied

Admin Cost(s): \$31.65 60 days to pay

Case # 35871

Herminia Ybarra

2105 Lowry Avenue

Failure to appear

▶HCPMC SEC. 302.8 Motor Vehicles

Date of Violation(s): 05-02-24

Result(s): Violation(s) Complied 08-27-24

Admin Cost(s): \$31.10 60 days to pay

Case # 35893

Edwin Estrada

2105 10th Street

Failure to appear

▶LDR SEC. 5.6.3 (D) 1 Prohibited Uses and Structures

Date of Violation(s): 05-06-24

Result(s): Violation(s) Complied 08-14-24

Admin Cost(s): \$30.10 60 days to pay

Case # 35916

Jose Manuel Harnandez

1104 N 30th Street

Cati

▶HCPMC SEC. 302.1 Exterior Property Sanitation

Mirella Soto

▶LDR SEC. 11.4.2 (C) Parking of Certain Other Vehicles

Failure to appear

Within the City FOF

▶LDR SEC. 5.6.3 (D) 1 Prohibited Uses and Structures

Date of Violation(s): 05-13-24

Result(s): Violation(s) Still Exist 2 weeks to comply

Admin Cost(s): \$33.50

Case # 35742

1029 Heirloom Drive

► **LDR SEC. 5.2.1 (a) Fence Permit**

Date of Violation(s): 04-09-24

Result(s): Violation(s) Complied 08-19-24

Admin Cost(s): \$29.61 60 days to pay

Mark Anthony Valdez

Christal Del Mar Soto

Maldonado

Failure to appear

Case # 35761

512 3rd Street North

► **HCPMC SEC. 304.3 Premises Identification**

Date of Violation(s): 04-11-24

Result(s): Violation(s) Still Exist 2 weeks to comply

Admin Cost(s): \$58.60

Estate of Reginald

Sappleton

Laneshia Henderson

Failure to appear

Case # 35787

449 Stillwater Lane

► **HCPMC SEC. 108.1.4 Unlawful Structure**

Date of Violation(s): 04-17-24

Result(s): Violation(s) Still Exist Dec 16, 2024 to comply

Admin Cost(s): \$30.65 60 days to pay Next Hearing 12/18/2024

Kristine Gloria Aponte

Case # 36208

1104 Avenue E

► **HCPMC SEC. 302.1 Exterior Property Sanitation**

Date of Violation(s): 07-17-24 FOF

Result(s): Violation(s) Complied 07-18-24

Admin Cost(s): \$59.41 + \$100 = \$159.41

(Original FOF, 11-18-20)

(Out of Compliance for 1 Days)

Ira Mae Williams

Repeat Violation

Failure to appear

Case # 36219

501 7th Street North

► **LDR SEC. 11.3.2 (F) Parking/Storage of Vehicles**

Date of Violation(s): 07-18-24

Result(s): Violation(s) Complied 07-31-24

Admin Cost(s): \$60.01 Dismissed - the evidence did not support the violation

(Original FOF, 08-23-23)

(Out of Compliance for 15 Days)

Charise Hendrix

Krabqueez LLC

Repeat Violation

Case # 36225

914 Avenue E

► **HCPMC SEC. 302.4 Weeds**

Date of Violation(s): 07-18-24

Result(s): Violation(s) Complied 07-26-24

Marion Key Lewis

Repeat Violation

Admin Cost(s): \$22.40

Case # 36389

Effie Reid

709 4th Street North

Repeat Violation

►HCPMC SEC. 302.8 Motor Vehicles

Date of Violation(s): 08-02-24 FOF

Result(s): Violation(s) Complied 08-06-24 Dismissed – the evidence did not support the violation

Admin Cost(s): \$59.11

CERTIFICATION OF FINES

Supervisor Steve Shifley

Case # 34811

Fredrick Brooks

1104 Avenue K

►HCPMC SEC. 110.1 Demolition

Date of Violation(s): 09-26-23

Result(s): Violation(s) Still Exist 11/18/2024 to comply

Admin Cost(s): \$44.16

(As of August 27 = 1 day(s) @ \$100.00 per day = \$100.00)

Total=\$144.16

Case # 34165

Carolyn Sparkman

1018 Avenue C

Chitram Sewnerine

►HCPMC SEC. 108.1 (A) 8 Unsafe Structure

►HCPMC SEC. 110.1 Demolition – extending time to 12/18/24

Date of Violation(s): 06-05-23

Result(s): Violation(s) Still Exist

Admin Cost(s): \$9.60

Inspector David Jimenez

Case # 35825

Bannon Island Road

► **HCPMC SEC. 301.3 Vacant Structures and Land**

Date of Violation(s): 04-24-24 FOF

Result(s): Violation(s) Still Exist fine continues at \$100 per day

Admin Cost(s): \$67.35

(As of August 9 to August 26 = 18 day(s) @ \$100.00 per day = \$1,800.00)

Total=\$1,867.35

Inspector Joel Yanez

Detour Road Land

Company LLC

Failure to appear

Case # 35831

David Anglin

FDC Grove Road

John Jones

► **DR SEC. 5.2.10 (A) Temporary Construction Structures** **Khalilah Ali**

► **DR SEC. 11.4.2 (C) Parking of Certain Other Vehicles**

Within the City

Date of Violation(s): 04-25-24

Result(s): Violation(s) Still Exist vacated hearing to determine if there is a violation

Admin Cost(s): \$69.71 next hearing 9/25/2024

(As of August 8 to August 26 = 19 day(s) @ \$100.00 per day = \$1,900.00)

Total=\$1,969.71

Case # 34204

Jean Maruai Sewnarine

3050 10th Street North

Minache Samaroo

► **HCPMC SEC. 108.1.4 Unlawful Structure**

Date of Violation(s): 06-08-23

Results: Violation(s) Complied 07-24-24

Admin Cost(s): \$0.00

Inspector Dontrell Norman

Case # 35754

44 Cedar Street

Jason Stevenson

Failure to appear

► **HCPMC SEC. 302.7 Accessory Structures**

Date of Violation(s): 04-10-24

Result(s): Violation(s) Still Exist fine continues at \$100 per day

Admin Cost(s): \$65.11+ \$100 = \$165.11

(As of August 26 = 1 day(s) @ \$100.00 per day = \$100.00)

Total=\$165.11

Case # 35767

600 4th Street North

▶HCPMC SEC. 302.8 Motor Vehicles

▶HCPMC SEC. 304.1 Exterior Structure

Date of Violation(s): 04-12-24 FOF

Result(s): Violation(s)

Admin Cost(s): \$66.71 fine continues at \$100 per day

(As of August 8 to August 26 = 19 day(s) @ \$100.00 per day = \$1,900.00)

Total=\$1,966.71

Personal Representative of

The Estate of Georgia M

Thomas

Failure to appear

Case # 35918

2100 Peninsular Drive

▶CH 5 DRV. 5-2 Unlawful Fowl, Animals, Reptiles

Date of Violation(s): 05-14-24 FOF

Result(s): Violation(s) Still Exist fine continues at \$100 per day

Admin Cost(s): \$66.11

(As of August 8 to August 26 = 19 day(s) @ \$100.00 per day = \$1,900.00)

Total=\$1,966.11

Cathy George

Kevin George

Failure to appear

Case # 35926

1510 26th Terrace

▶HCPMC SEC. 302.8 Motor Vehicles

Date of Violation(s): 05-16-24

Result(s): Violation(s) Still Exist fine continues at \$100 per day

Admin Cost(s): \$66.41

(As of August 8 to August 26 = 19 day(s) @ \$100.00 per day = \$1,900.00)

Total=\$1,966.41

Juan Castaneda

Failure to appear

Case # 36119

683 Tanaro Lane

▶HCPMC SEC. 302.4 Weeds

Date of Violation(s): 07-02-24

Result(s): Violation(s) Still Exist fine continues at \$100 per day

Admin Cost(s): \$57.8

Hector Alfredo Morales

Gonzalez

Failure to appear

2nd Time in 12 Month(s): 08-02-23

(As of August 8 to August 26 = 19 day(s) @ \$100.00 per day = \$1,900.00)

Total=\$1,957.81

REQUEST FOR LIEN REDUCTION

8th Street South

Jesus Alcala

Case # 13991

▶HCPMC SEC. 302.4 Weeds

Date of Violation(s): 11-07-13

Result(s): Violation(s) Complied 03-23-20

Total amount of liens: \$327.94

Recommendation: Reduction of the lien by 99.9% \$273.75

(Includes administrative fee of \$54.19 for recording of a Release of Lien and postage)

1413 Polk City Road

Allison Cizek

Case # CE-08-01480

▶HCPMC SEC. 108.1.1 Unsafe Structure

Date of Violation(s): 06-25-08

Result(s): Violation(s) Complied 03-27-14

Case # 26437

▶HCPMC SEC. 304.3 Premises Identification

Date of Violation(s): 03-04-19

Result(s): Violation(s) Complied 09-28-20

Case # 32934

▶HCPMC SEC. 304.13.1 Window Glazing

▶HCPMC SEC. 304.1 Exterior Structure

Date of Violation(s): 08-01-22

Result(s): Violation(s) Still Exist

Total amount of liens: \$306,241.71

Recommendation: Reduction of the lien by 95% to \$15,446.71

(Includes administrative fee of \$141.71 for recording of a Release of Lien and postage)

APPROVAL OF MINUTES

MINUTES, July 24, 2024

NEXT MEETING DATE: Wednesday, September 25, 2024.

ADJOURNMENT: 12:36

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND F.S.S. 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK PRIOR TO THE PROCEEDING AT (863) 421-9921 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

APPROVED:

J. Kemp Brinson, Special Magistrate

BY:

ATTEST:

Sharon Lauther, MMC, City Clerk