

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

CITY OF HAINES CITY,

Petitioner,

vs.

ANICETTES TRANSPORTATION LLC

Violation No:37019

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 **January 22, 2025 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 12/19/2024

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, ANICETTES TRANSPORTATION LLC, 12333 COLONY PRESERVE DR, BOYNTON BEACH FL 33436-5807.

Return Receipt Number: **9489009000276582292174**

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:37019

vs.

ANICETTES TRANSPORTATION LLC

Respondent(s),

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

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

1. That ANICETTES TRANSPORTATION LLC of 12333 COLONY PRESERVE DR, BOYNTON BEACH, FL 33436-5807, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 1001 RONLIN ST , 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 December, 2024, by Steve Shifley, who is personally known to me or has produced as identification.

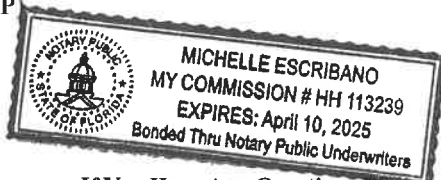
Steve Shifley
STEVE SHIFLEY
as the Code Officer for Haines City

12.19.24
Date

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared STEVE SHIFLEY, 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 December 19, 2024
(AFFIX NOTARY STAMP) _____
M. Escibano
Notary Public, State of Florida



Michelle Escibano
Printed/Typed Name

Special Magistrate for the City of Haines City

Exhibit A

Legal description of property owned by RESPONDENT, ANICETTES TRANSPORTATION LLC located at 12333 COLONY PRESERVE DR, BOYNTON BEACH FL 33436-5807, and is described as: RANDA RIDGE PHASE 1 PLAT BOOK 125 PGS 26 THRU 29 LOT 17, Sub.: and further described as: 1001 RONLIN ST , HAINES CITY, FL, 33844.

Violation:

HANDRAILS AND GUARDRAILS/HCPMC SEC. 307.1:	EVERY EXTERIOR AND INTERIOR FLIGHTS OF STAIRS HAVING MORE THAN FOUR RISERS SHALL HAVE A HANDRAIL ON ONE SIDE OF THE STAIR AND EVERY OPEN PORTION OF A STAIR, LANDING, BALCONY, PORCH, DECK, RAMP OR OTHER WALKING SURFACE WHICH IS MORE THAN 30 INCHES (762 mm) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS. HANDRAILS SHALL NOT BE LESS THAN 30 INCHES (762mm) HIGH OR MORE THAN 42 INCHES (1067 mm) HIGH MEASURED VERTICALLY ABOVE THE NOSING OF THE TREAD OR ABOVE THE FINISHED FLOOR OF THE LANDING OR WALKING SURFACES. GUARDS SHALL NOT BE LESS THAN 30 INCHES (762mm) HIGH ABOVE THE FLOOR OF THE LANDING, BALCONY, PORCH, DECK, OR RAMP OR OTHER WALKING SURFACE.
INSTALLATION/HCPMC SEC. 704.1.1:	FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED IN ACCORDANCE WITH THE ORIGINAL INSTALLATION STANDARDS FOR THAT SYSTEMS. REQUIRED SYSTEMS SHALL BE EXTENDED, ALTERED OR AUGMENTED AS NECESSARY TO MAINTAIN AND CONTINUE PROTECTION WHERE THE BUILDING IS ALTERED OR ENLARGED. ALTERATIONS TO THE FIRE PROTECTION SYSTEMS SHALL BE DONE IN ACCORDANCE WITH APPLICABLE STANDARDS.
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.
SMOKE ALARM INTERCONNECTION/HCPMC SEC. 704.4:	WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R-2, R-3, R-4 AND IN DWELLING UNIT IN DWELLINGS NOT REGULATED AS GROUP R OCCUPANCIES, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
SMOKE ALARMS/HCPMC SEC. 704.6.1.2:	SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3, R-4 AND I-1. REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS: <ol style="list-style-type: none">1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.2. IN EACH ROOM USED FOR SLEEPING PURPOSES.3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING

BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SURFACE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

Mailed to:

ANICETTES TRANSPORTATION LLC
12333 COLONY PRESERVE DR
BOYNTON BEACH FL 33436-5807



CITY OF HAINES CITY VIOLATION NOTICE

Case Number: 37019	Date of Violation: 12/05/2024	Property Address: 1001 RONLIN ST
Property Owner(s): ANICETTES TRANSPORTATION LLC	Property Owner(s) Address: 12333 COLONY PRESERVE DR BOYNTON BEACH, FL 33436-5807	Bank/Occupant Name & Address:
Parcel Number: 26-27-24-489501-000170		
Property Description: RANDA RIDGE PHASE 1 PLAT BOOK 125 PGS 26 THRU 29 LOT 17		

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): HANDRAILS AND GUARDRAILS/HCPMC SEC. 307.1
Violation(s) Description: EVERY EXTERIOR AND INTERIOR FLIGHTS OF STAIRS HAVING MORE THAN FOUR RISERS SHALL HAVE A HANDRAIL ON ONE SIDE OF THE STAIR AND EVERY OPEN PORTION OF A STAIR, LANDING, BALCONY, PORCH, DECK, RAMP OR OTHER WALKING SURFACE WHICH IS MORE THAN 30 INCHES (762 mm) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS. HANDRAILS SHALL NOT BE LESS THAN 30 INCHES (762mm) HIGH OR MORE THAN 42 INCHES (1067 mm) HIGH MEASURED VERTICALLY ABOVE THE NOSING OF THE TREAD OR ABOVE THE FINISHED FLOOR OF THE LANDING OR WALKING SURFACES. GUARDS SHALL NOT BE LESS THAN 30 INCHES (762mm) HIGH ABOVE THE FLOOR OF THE LANDING, BALCONY, PORCH, DECK, OR RAMP OR OTHER WALKING SURFACE.
Violation(s): INSTALLATION/HCPMC SEC. 704.1.1
Violation(s) Description: FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED IN ACCORDANCE WITH THE ORIGINAL INSTALLATION STANDARDS FOR THAT SYSTEMS. REQUIRED SYSTEMS SHALL BE EXTENDED, ALTERED OR AUGMENTED AS NECESSARY TO MAINTAIN AND CONTINUE PROTECTION WHERE THE BUILDING IS ALTERED OR ENLARGED. ALTERATIONS TO THE FIRE PROTECTION SYSTEMS SHALL BE DONE IN ACCORDANCE WITH APPLICABLE STANDARDS.
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):

SMOKE ALARM INTERCONNECTION/HCPMC SEC. 704.4

Violation(s) Description:

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R-2, R-3, R-4 AND IN DWELLING UNIT IN DWELLINGS NOT REGULATED AS GROUP R OCCUPANCIES, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

Violation(s):

SMOKE ALARMS/HCPMC SEC. 704.6.1.2

Violation(s) Description:

SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3, R-4 AND I-1. REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:

1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SURFACE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

Narrative:

THIS PROPERTY HAS SEVERAL VIOLATIONS: 1. THE PROPERTY HAS NO RUNNING WATER. (COMPLIED 12-19-24) 2. THERE ARE SEVERAL AREAS OF THE HOME THAT HAVE MISSING SMOKE DETECTORS. 3. THE SOFFIT IS IN DISREPAIR. 4. THE CEILING IN THE DINING AREA IS IN DISREPAIR DUE TO A LEAK. 5. THE CIRCUIT BREAKER BOXES ARE IN DISREPAIR. 6. THE STAIRS ARE IN DISREPAIR AND UNSAFE ALSO THE BANISTERS CAN BE NO MORE THAN 4 INCHES APART.

Recommended Corrective Action:

1. CEASE OCCUPANCY OF THE STRUCTURE UNTIL UTILITY SERVICES HAVE BEEN RESTORED.
2. PLACE SMOKE ALARMS IN ALL ROOMS OF THE STRUCTURE.
3. REPAIR SOFFIT.
4. REPAIR CEILING/LEAK.
5. PROPERLY SECURE ALL CIRCUIT BREAKER BOXES.
6. REPAIR STAIRS AND ENSURE THE BANISTERS ARE WITHIN WIDTH REQUIREMENT.

To Be Corrected By: 12/19/2024

Code Compliance Officer: STEVE SHIFLEY

Certified Mail #: 9489009000276582293058