

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

**CITY OF HAINES CITY,**  
*Petitioner,*

Violation No:36757

vs.

**CAROL ANN BAILEY**  
**CAROL ANN BAILEY**  
*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 JANUARY 22, 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 11/07/2024

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, CAROL ANN BAILEY, 618 E 84TH ST , BROOKLYN NY 11236-3428. CAROL ANN BAILEY 1732 POST OAK DR DAVENPORT FL 33837

Return Receipt Number: 9489009000276582292785 & 9489009000276582292792

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

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City of Haines City**

**CITY OF HAINES CITY,**  
*Petitioner,*

Violation No:36757

vs.

**CAROL ANN BAILEY  
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*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 CAROL ANN BAILEY of 618 E 84TH STREET, BROOKLYN , NY 11236-3428, CAROL ANN BAILEY 1732 POST OAK DR DAVENPORT FL 33837 hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 1732 POST OAK DR, 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 7TH day of NOVEMBER, 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

\_\_\_\_\_  
*November 7, 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 *November 7, 2024*  
(AFFIX NOTARY STAMP)



\_\_\_\_\_  
*Michelle 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, CAROL ANN BAILEY located at 618 E 84TH ST ,  
BROOKLYN NY 11236-3428, CAROL ANN BAILEY 1732 POST OAK DR DAVENPORT FL 33837 and is  
described as: LAKE CHARLES RESORT PHASE 2 PB 189 PG 4-8 LOT 369, Sub.: and further described as: 1732  
POST OAK DR, DAVENPORT , FL, 33837.

### **Violation:**

WATER RESTRICTIONS/ORD 22-2025: ALL WATER USE FOR IRRIGATION AND OTHER OUTSIDE USES SHALL  
COMPLY WITH HAINES CITY'S WATER RESTRICTIONS.

### **Mailed to:**

CAROL ANN BAILEY  
618 E 84TH ST  
BROOKLYN NY 11236-3428

CAROL ANN BAILEY  
1732 POST OAK DR  
DAVENPORT FL 33837