

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

**CITY OF HAINES CITY,**

*Petitioner,*

**vs.**

**JOANES L FEQUIERE**

*Respondent(s),*

Violation No:37018

**REPEAT VIOLATION NOTICE AND NOTICE OF HEARING**

**REPEAT VIOLATION NOTICE**

NOTICE IS HEREBY GIVEN of a REPEAT VIOLATION of the Code Ordinance of the City of Haines City, Florida, as follows:

1. The subject property is located at EVANGELINE DR, HAINES CITY, FL, 33844 and legally described as CHUTES PB 7 PG 3 S 40 FT OF LOT 44  
Public Records of Polk County, Florida.
2. The Respondent is in violation of the Ordinances of the City of Haines City, Florida, to-wit: Ordinance No.10-1366 Described in Exhibit B, (attached) and described as: CONDITIONAL USE OUTDOOR STORAGE CBDX /LDR SEC.5.6.12. (E) (5)
3. This REPEAT VIOLATION may be corrected by complying with previous orders entered herein and to: see exhibit B (attached).
4. Notice is hereby given by the undersigned Code Compliance Officer that said REPEAT VIOLATION NOTICE AND NOTICE OF HEARING has been furnished by Certified Mail the Respondent, JOANES L FEQUIERE on this 12/05/2024.  
(Return Receipt No. 9489009000276582294017)

This is a REPEAT VIOLATION of the above-referenced Ordinance. The Haines City Special Magistrate previously found you to have violated said ordinance in an Order dated, **February 28, 2024** a copy of which is attached hereto, in **35412**. If the Haines City Special Magistrate subsequently finds that you have violated the ordinance, which is the subject of the notice herein, you shall be subject to a fine up to **\$500.00** per day from December 5, 2024. You must correct this violation immediately and contact the Code Compliance Division at the City of Haines City in person or by telephone at (863) 421-9937 for a re-inspection of the property in order to stop the accrual of an administrative fine in this matter.

# Special Magistrate for the City of Haines City

Violation No.: 37018

## NOTICE OF HEARING

The undersigned Code Official hereby requests a Public Hearing before the Haines City Special Magistrate. Pursuant to Chapter 162, Florida Statutes. PLEASE TAKE NOTICE that a Public Hearing will be conducted by the Haines City Special Magistrate in the above-styled cause on Wednesday, **January 22, 2025**

at **8:45 A.M.** in the City Commission Chambers, 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 as are supported by the testimony and evidence pertaining to the matters alleged in this REPEAT VIOLATION NOTICE. This case shall be presented to the Haines City Special Magistrate even if the REPEAT VIOLATION has been corrected prior to the scheduled hearing. Your failure to appear may result in an administrative lien being entered against you.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED this 12/05/2024.

CITY OF HAINES CITY, FLORIDA  
620 E Main St.  
Haines City, Florida 33845

By: \_\_\_\_\_

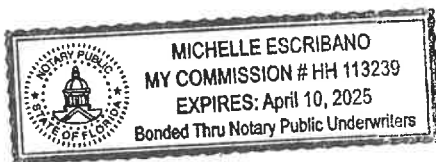
STEVE SHIFLEY, Code Officer

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 12/05/2024, by STEVE SHIFLEY, who is personally known to me and who did not take an oath.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_



(SEAL)

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

VIOLATION # 37018

CITY OF HAINES CITY,  
*Petitioner,*

vs.

JOANES L FEQUIERE  
*Respondent(s),*

STATE OF FLORIDA )

SS:

COUNTY OF POLK )

## REPEAT VIOLATION AFFIDAVIT OF NON-COMPLIANCE

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 on February 28, 2024 the Haines City Special Magistrate held a Public Hearing and issued its Order concerning violation number 35412
2. That an inspection was performed on December 5, 2024.
3. That, pursuant to said Order, respondent has re-violated.
4. That the inspection revealed that the respondent(s) is in violation of said order issued by the Special Magistrate.

## AFFIRMATION UNDER OATH

Under penalties of perjury, I hereby swear and affirm that I have read this Affidavit and that the facts stated herein are true and correct.

  
STEVE SHIFLEY

as the Code Officer for Haines City

12-5-24  
Date

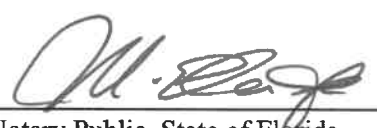
STATE OF FLORIDA  
COUNTY OF POLK

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 5, 2024

(AFFIX NOTARY SEAL)



  
Notary Public, State of Florida

Printed/Typed Name: Michelle Escribano

IN AND FOR THE CITY OF HAINES CITY, FLORIDA

VIOLATION NO: 35412

IN RE: EVANGELINE DR

27-27-28-774500-000442

CHUTES PB 7 PG 3 S 40 FT OF LOT 44



CITY OF HAINES CITY, a Florida municipal corporation,  
*Petitioner*

v.

JOANES L FEQUIERE  
PO BOX 2004  
HAINES CITY, FL 33845-2004

*Respondent(s)*

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing before the Special Magistrate after due notice to Respondent(s), and the Special Magistrate, having heard testimony under oath, received evidence and heard argument thereupon, issues this "Findings of Fact, Conclusions of Law and Order" pursuant to §§162.07(4) and 162.08(5), Florida Statutes:

**FINDINGS OF FACT**

1. On or about 12/19/2023 there existed at on the above described property, the following conditions in violation of the Code of Ordinances of the City of Haines City, such conditions constituting a nuisance and a serious threat to the public health, safety, and welfare within the meaning of §162.06(4), Florida Statutes:

CONDITIONAL USE  
 OUTDOOR STORAGE CBDX  
 /LDR SEC.5.6.12. (E) (5)  
 LOCAL BUSINESS TAX  
 RECEIPT REQUIRED/CH 12  
 SEC. 12-3

2. Captioned real property is located and existing within the corporate limits of the City of Haines City, Florida. Respondent(s), as owners(s) of the captioned real property are responsible for maintaining the same in accordance with the Code of Ordinances of the City of Haines City. All required notices pursuant to §162.12, Florida Statutes.

**CONCLUSIONS OF LAW**

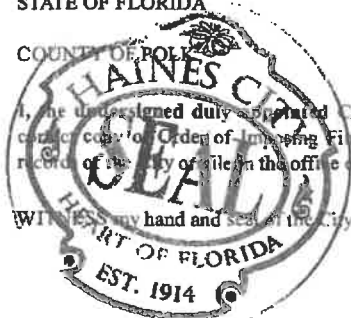
3. This Magistrate has jurisdiction over the Respondent(s) and this matter is otherwise properly before this Magistrate. Further, this Magistrate has subject matter jurisdiction pursuant to §2-35 of the Code of Ordinances of the City of Haines City.
4. The above stated facts constitute a violation of the specific sections(s) of the City Code cited in paragraph 1 herein.
5. The violator ~~did~~ did not appear for the hearing. The following individual(s) appeared Joanes L. Requiere

STATE OF FLORIDA

COUNTY OF POLK

I, the undersigned duly appointed City Clerk of the City of Haines City, Florida, **HEREBY CERTIFY** that the foregoing is a true and correct copy of Order of Imposing Fine/Administrative Lien for City of Haines City, Petitioner, v. JOANES L FEQUIERE, as shown in the records of the City of Haines City in the office of the City Clerk.

WITNESS my hand and seal of the City of Haines City, Florida, this 27TH day of FEBRUARY, 2024.



Sharon Lauther  
Sharon Lauther, City Clerk MMC

ORDER


Based on the foregoing Findings of Fact Conclusions of Law, and upon consideration of (i) the gravity of the violation, (ii) any actions taken by the violator to correct the violation, and (iii) previous violations committed by the violator, it is hereby ORDERED that:

- Summary Disposition. Respondent(s) admit(s) to the violation (s) and Respondent(s) has waived any defenses to the violation(s).
- Respondent(s) shall secure captioned property by \_\_\_\_\_ or a \$ \_\_\_\_\_ per day fine shall be imposed.
- Respondent(s) shall have until 3/13/24 for a total compliance or a \$ \_\_\_\_\_ per day fine shall be imposed.
- The City of Haines City is hereby authorized to abate the violation(s) named herein in accordance with §162.09(1), Florida Statutes, but shall not be required to do so. If abatement occurs, the City of Haines City may assess all costs incurred by it against Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- Pursuant to §162.08(5) Florida Statutes, the Code Enforcement Division of the City of Haines City is hereby authorized to initiate the demolition process and assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.
- The evidence did not support the violation cited. The case is hereby dismissed.
- Violation(s) did exist at the subject property, but have been remedied. No fine in this matter shall be imposed, however future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such.
- Violation(s) as identified herein is/are irreparable or irreversible in nature. A one-time fine of \$ \_\_\_\_\_ is imposed against the Respondent(s) in addition to any fine or costs imposed herein, if any such fine amount or costs amount imposed.
- Respondent(s) shall be responsible for costs incurred by the City in prosecuting this case totaling \$ 28.54. The costs shall be paid in full within 60 days of this order. If unpaid the costs shall be assessed against the subject property as a lien, and this Order, or subsequent Order Imposing Fine, may be recorded in the Public Records of Polk County as evidence thereof.
- Respondent has been found in violation as a repeat offender. A fine of \$ \_\_\_\_\_ shall be imposed and a \$ \_\_\_\_\_ per day fine shall continue until property is brought into compliance.
- Pursuant to §162.09 (3) the Special Magistrate authorize the City of Haines City to begin foreclosure procedures on the above captioned property.
- Other: \_\_\_\_\_
- Bank is for notification purpose only.

YOU ARE NOTIFIED THAT IF THIS ORDER IMPOSES A FINE, ABATEMENT COSTS, OR PROSECUTION COSTS AGAINST YOU THAT pursuant to §162.09(3), Florida Statutes, once final this ORDER may be recorded in the public records and thereafter may constitute a lien against the captioned property and upon any other real property and upon any other real or personal property owned by YOU. FURTHER, SUBSEQUENT CERTIFICATIONS OR SUPPLEMENTAL CERTIFICATIONS OF FINES MAY BE RECORDED IN THE PUBLIC RECORDS IF THE VIOLATIONS MENTIONED HEREIN MAY BE REMEDIED AND YOU FAIL TO TIMELY DO SO.

A HEARING IS HEREBY SCHEDULED FOR 8:45 A.M. ON March 27, 2024 AT HAINES CITY, CITY HALL, 620 E. MAIN ST HAINES CITY, FLORIDA 33844, TO CONSIDER THE ENTRY OF AN ORDER IMPOSING FINE AND LIEN.

DONE AND ORDERED this 28TH day of FEBRUARY, 2024 at Haines City, Polk County, Florida.

APTEST  
  
\_\_\_\_\_  
Michelle Escribano  
Specialist to the Special Magistrate

  
\_\_\_\_\_  
SPECIAL MAGISTRATE  
City of Haines City Special Magistrate

The code enforcement officer or the violator may request a REHEARING by the Special Magistrate within ten (10) days of the date of mailing of this ORDER pursuant to Haines City Code of Ordinances § 2-37. The request must be in writing and specify the precise reasons for rehearing.

Violation No: 35412

Certified Mail Number: 9489009000276582303429