

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

CITY OF HAINES CITY,
Petitioner,

Violation No:37044

vs.
DEBRA MARY CUSSEN

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, 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 12/12/2024

SPECIAL MAGISTRATE OF THE
CITY OF HAINES CITY, FLORIDA

By: _____

Michelle Escibano
Michelle Escibano 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, DEBRA MARY CUSSEN, 186 MITCHELLS MANOR, HAINES CITY FL 33844.

Return Receipt Number: **9489009000276582292136**

By: _____

Michelle Escibano
Michelle Escibano 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.

DEBRA MARY CUSSEN

Violation No:37044

Respondent(s),

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

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

1. That DEBRA MARY CUSSEN of , , , hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at , 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 DECEMBER, 2024, by DONTRELL NORMAN, who is personally known to me or has produced as identification.



DONTRELL NORMAN
as the Code Officer for Haines City

December 12, 2024
Date

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared DONTRELL NORMAN, 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 12, 2024
(AFFIX NOTARY STAMP)




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, DEBRA MARY CUSSEN located at 186 MITCHELLS MANOR, HAINES CITY FL 33844, and is described as: , Sub.: and further described as: , , , .

Violation:

SPECIAL EVENTS/ LDR SEC. 5.2.21: SPECIAL EVENTS ARE PERMITTED IN A NON-RESIDENTIAL DISTRICT PROVIDED THAT:
A. SPECIAL EVENTS ARE PERMITTED FOUR TIMES PER CALENDAR YEAR FOR A PERIOD NOT TO EXCEED 14 DAYS FOR ANY SINGLE EVENT.
B. SPECIAL EVENTS, INCLUDING THE USE OF A TENT, MUST OBTAIN THE REQUIRED PERMITS. TENTS SMALLER THAN 30 FEET BY 30 FEET (900 SQUARE FEET) ARE EXEMPT FROM PERMITS.
C. ONE APPLICATION MAY INCLUDE UP TO FOUR SPECIAL EVENTS, PROVIDED THAT THE TIMES FOR THE SPECIAL EVENTS ARE PRE-DETERMINED. IF THE SPECIAL EVENT AND ASSOCIATED EQUIPMENT/SIGNAGE IS NOT REMOVED AFTER THE END OF THE 14-DAY PERIOD, THEN THE PERMIT ALLOWING THE REMAINING SPECIAL EVENTS FOR THE CALENDAR YEAR SHALL BECOME VOID. A NEW PERMIT SHALL THEN BE REQUIRED FOR SUBSEQUENT SPECIAL EVENT PERMITS.

Mailed to:

DEBRA MARY CUSSEN
186 MITCHELLS MANOR
HAINES CITY FL 33844

1074

HAINES CITY CODE CITATION

IN THE COURT DESIGNATED BELOW THE UNDERSIGNED CERTIFIES THAT HE/SHE HAS JUST AND REASONABLE GROUNDS TO BELIEVE AND DOES BELIEVE THAT ON

DAY OF WEEK	MONTH	DAY	YEAR	TIME
Sat.	Dec	7	2024	1:18
NAME (PRINT)	FIRST	MIDDLE	LAST	
	Debra	Mary	Cussen	
STREET	185 Mitchells Manor			
CITY	Haines City			
STATE	FL			
ZIP CODE	33844			
DATE OF BIRTH	MO.	DAY	YR.	SEX
	11	01	1958	W
DANGER LICENSE NUMBER	C250-173-58-901-D			
YR. VEHICLE	MAKE	STYLE	COLOR	
VEHICLE LICENSE #/VIN				
LOCATION OF VIOLATION:	State Model 35509 US 22			

**DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE.
CHECK ONLY ONE OFFENSE EACH CITATION.**

- PARKING: SEC. 25-14**
- RESTRICTIVE PARKING
 - PROPERTY MAINTENANCE CODE:
 - PROPERTY SANITATION HOPMC SEC. 302.1
 - DISPOSAL OF RUBBISH HOPMC SEC. 308.2
 - PARKING WRONG DIRECTION
 - HANDICAP PARKING
 - MOTOR VEHICLES HOPMC SEC. 302.8
 - FIRE LANE
 - OPERATING BUSINESS WITHOUT TAX RECEIPT ORD. 12-3
- LAND DEVELOPMENT REGULATIONS:**
- COMMERCIAL VEHICLE PARKING LDR SEC. 11.4.2 (d)
 - OTHER: Special Event Permit
 - PARKING ON GRASS LDR SEC. 11.4.2 (a) LDR Sec. 5.2.21

WARNING ONLY TO COMPLY BY _____

MANDATORY COURT DATE _____ LOCATION _____

I AGREE AND PROMISE TO COMPLY AND ANSWER TO THE CHARGES AND INSTRUCTIONS SPECIFIED IN THIS CITATION. WILLFUL REFUSAL TO ACCEPT AND SIGN THE CITATION MAY RESULT IN ARREST. I UNDERSTAND MY SIGNATURE IS NOT AN ADMISSION OF GUILT OR WAIVER OF RIGHTS. IF YOU NEED REASONABLE FACILITY ACCOMMODATIONS TO COMPLY WITH THE CITATION, CONTACT THE CLERK FOR THE SPECIAL MAGISTRATE.

X Debra Mary Cussen
SIGNATURE OF VIOLATOR

Debra Mary Cussen
SIGNATURE OF OFFICER EMPLOYEE # H1763