

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

CITY OF HAINES CITY,

Petitioner,

vs.

VICTOR KOERICK

Respondent(s),

Violation No:36871

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, FEBRUARY 26, 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 01/31/2025

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, VICTOR KOERICK , 120 LAKE ELSIE DR, HAINES CITY, FL. 33844-5012.

Return Receipt Number: 9489009000276582290903

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.

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

CITY OF HAINES CITY,

Violation No:36871

Petitioner,

vs.

VICTOR KOERICK

Respondent(s),

**STATE OF FLORIDA
COUNTY OF POLK**

AFFIDAVIT OF VIOLATION

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

1. That VICTOR KOERICK of 120 LAKE ELSIE DR, HAINES CITY, FL 33844-5012, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 120 LAKE ELSIE 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 31ST day of JANUARY, 2025, by DAVID JIMENEZ, who is personally known to me or has produced as identification.

David Jimenez

DAVID JIMENEZ

as the Code Officer for Haines City

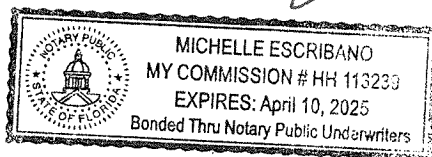
1-31-25

Date

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared DAVID JIMENEZ, 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 *January 31, 2025*
(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, VICTOR KOERICK located at 120 LAKE ELSIE DR, HAINES CITY, FL. 33844-5012, and is described as: LIVE OAK SUB PB 13 PG 28 BLK A LOT 14 LESS W 255 FT & LANDS E OF LOT 14 EXTENDING TO LAKE , Sub.: and further described as: 120 LAKE ELSIE DR, HAINES CITY, FL, 33844.

Violation:

MOTOR VEHICLES/HCPMC 302.8:	EXCEPT AS PROVIDED FOR IN OTHER REGULATIONS, NO INOPERATIVE OR UNLICENSED MOTOR VEHICLE SHALL BE PARKED, KEPT OR STORED ON ANY PREMISES, AND NO VEHICLE SHALL AT ANY TIME BE IN A STATE OF MAJOR DIS-ASSEMBLY, DISREPAIR, OR IN THE PROCESS OF BEING STRIPPED OR DISMANTLED. PAINTING OF VEHICLES IS PROHIBITED UNLESS CONDUCTED INSIDE AN APPROVED SPRAY BOOTH. EXCEPTION: A VEHICLE OF ANY TYPE IS PERMITTED TO UNDERGO MAJOR OVERHAUL, INCLUDING BODY WORK, PROVIDED THAT SUCH WORK IS PERFORMED INSIDE A STRUCTURE OR SIMILARLY ENCLOSED AREA DESIGNED AND APPROVED FOR SUCH PURPOSES.
PARKING OR STORAGE OF RECREATIONAL EQUIPMENT/LDR SEC. 11.3.2 (a):	NO RECREATIONAL EQUIPMENT SHALL BE PARKED OR STORED ON ANY LOT IN A RESIDENTIAL DISTRICT WITHIN A REQUIRED FRONT YARD; PROVIDED, THAT SUCH EQUIPMENT MAY BE PARKED ANYWHERE ON RESIDENTIAL PREMISES FOR NOT TO EXCEED 48 HOURS DURING LOADING OR UNLOADING.
RECREATIONAL EQUIPMENT PARKING/LDR SEC. 11.3.2(C):	ANY RECREATIONAL EQUIPMENT LESS THAN EIGHT FEET IN HEIGHT ABOVE THE GROUND OR LESS THAN 20 FEET IN LENGTH MAY BE STORED IN ANY REQUIRED SIDE OR REAR YARD EXCEPT WHEN SUCH YARD IS ADJACENT TO A STREET. MINOR PORTIONS OF SUCH EQUIPMENT NOT EXCEEDING THREE SQUARE FEET IN VERTICAL CROSS SECTION AS VIEWED PERPENDICULAR TO THE ADJACENT LOT LINE SHALL BE PERMITTED TO EXTEND ABOVE THE EIGHT FOOT LIMIT.

Mailed to:

VICTOR KOERICK
120 LAKE ELSIE DR
HAINES CITY, FL. 33844-5012



CITY OF HAINES CITY VIOLATION NOTICE

Case Number: 36871	Date of Violation: 11/01/2024	Property Address: 120 LAKE ELSIE DR
Property Owner(s): VICTOR KOERICK	Property Owner(s) Address: 120 LAKE ELSIE DR HAINES CITY, FL 33844-5012	Bank/Occupant Name & Address:
Parcel Number: 27-27-29-777000-001142		
Property Description: LIVE OAK SUB PB 13 PG 28 BLK A LOT 14 LESS W 255 FT & LANDS E OF LOT 14 EXTENDING TO LAKE		

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): MOTOR VEHICLES/HCPMC 302.8
Violation(s) Description: EXCEPT AS PROVIDED FOR IN OTHER REGULATIONS, NO INOPERATIVE OR UNLICENSED MOTOR VEHICLE SHALL BE PARKED, KEPT OR STORED ON ANY PREMISES, AND NO VEHICLE SHALL AT ANY TIME BE IN A STATE OF MAJOR DIS-ASSEMBLY, DISREPAIR, OR IN THE PROCESS OF BEING STRIPPED OR DISMANTLED. PAINTING OF VEHICLES IS PROHIBITED UNLESS CONDUCTED INSIDE AN APPROVED SPRAY BOOTH. EXCEPTION: A VEHICLE OF ANY TYPE IS PERMITTED TO UNDERGO MAJOR OVERHAUL, INCLUDING BODY WORK, PROVIDED THAT SUCH WORK IS PERFORMED INSIDE A STRUCTURE OR SIMILARLY ENCLOSED AREA DESIGNED AND APPROVED FOR SUCH PURPOSES.
Violation(s): PARKING OR STORAGE OF RECREATIONAL EQUIPMENT/LDR SEC. 11.3.2 (a)
Violation(s) Description: NO RECREATIONAL EQUIPMENT SHALL BE PARKED OR STORED ON ANY LOT IN A RESIDENTIAL DISTRICT WITHIN A REQUIRED FRONT YARD; PROVIDED, THAT SUCH EQUIPMENT MAY BE PARKED ANYWHERE ON RESIDENTIAL PREMISES FOR NOT TO EXCEED 48 HOURS DURING LOADING OR UNLOADING.
Violation(s): RECREATIONAL EQUIPMENT PARKING/LDR SEC. 11.3.2(C)
Violation(s) Description: ANY RECREATIONAL EQUIPMENT LESS THAN EIGHT FEET IN HEIGHT ABOVE THE GROUND OR LESS THAN 20 FEET IN LENGTH MAY BE STORED IN ANY REQUIRED SIDE OR REAR YARD EXCEPT WHEN SUCH YARD IS ADJACENT TO A STREET. MINOR PORTIONS OF SUCH EQUIPMENT NOT EXCEEDING THREE SQUARE FEET IN VERTICAL CROSS SECTION AS VIEWED PERPENDICULAR TO THE ADJACENT LOT LINE SHALL BE PERMITTED TO EXTEND ABOVE THE EIGHT FOOT LIMIT.

Narrative:

THERE ARE MULTIPLE VIOLATIONS AT THIS PROPERTY: 1. THERE IS A VEHICLE PARKED ON THE PROPERTY WITHOUT A VISIBLE/VALID LICENSE PLATE AND/OR IS INOPERABLE. 2. THERE IS A BOAT BEING PARKED/ STORED IN THE FRONT YARD.

Recommended Corrective Action:

1. VEHICLE SHALL HAVE CURRENT LICENSE PLATE REGISTERED TO THAT VEHICLE. SHOW PROOF THAT VEHICLE CAN OPERATE ON ITS OWN POWER AND CAN BE LEGALLY OPERATED ON A PUBLIC STREET. 2. REMOVE BOAT FROM THE DRIVEWAY AREA. THE BOAT MAY BE KEPT EITHER ON THE SIDE OF THE PROPERTY OR THE REAR OF THE PROPERTY ONLY IF IT WILL MEET SETBACK REQUIREMENTS. THE BOAT MUST BE PARKED AT LEAST 5 FEET AWAY FROM ANY STRUCTURE AND PROPERTY LINE IN ORDER TO MEET SETBACK REQUIREMENTS.

To Be Corrected By: 01/31/2025

Code Compliance Officer: DAVID JIMENEZ

Certified Mail #: 9489009000276582294024