

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

CITY OF HAINES CITY,
Petitioner,

Violation No:37164

vs.

GREGORY GWENDOLYN Y JACKSON

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 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 01/28/2025

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, GREGORY GWENDOLYN Y JACKSON, 2202 PARK AVE, HAINES CITY FL 33844-4726.

Return Receipt Number: **9489009000276582290811**

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,

Violation No:37164

Petitioner;

vs.

GREGORY GWENDOLYN Y JACKSON

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 GREGORY GWENDOLYN Y JACKSON of 2202 PARK AVE, HAINES CITY, FL 33844-4726, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 2202 PARK AVE, 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 28TH day of JANUARY, 2025, by DONTRELL NORMAN, who is personally known to me or has produced as identification.


DONTRELL NORMAN
as the Code Officer for Haines City

January 28, 2025
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
(AFFIX NOTARY STAMP)

January 28, 2025




Notary Public, State of Florida

Michelle Escibano
Printed/Typed Name

If You Have Any Questions Please call 863-421-9937

Special Magistrate for the City of Haines City

Exhibit A

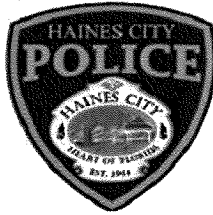
Legal description of property owned by RESPONDENT, GREGORY GWENDOLYN Y JACKSON located at 2202 PARK AVE, HAINES CITY FL 33844-4726, and is described as: ANGLE TERRACE SUB PB 13 PG 21 BLK 2 LOT 33, Sub.: and further described as: 2202 PARK AVE, HAINES CITY, FL, 33844.

Violation:

ELECTRICAL SYSTEM HAZARDS/HCPMC SEC. 604.3:	WHERE IT IS FOUND THAT THE ELECTRICAL SYSTEM IN A STRUCTURE BY REASON OF INADEQUATE SERVICE, IMPROPER FUSING, INSUFFICIENT RECEPTACLE AND LIGHTING OUTLETS, IMPROPER WIRING OR INSTALLATION, DETERIORATION OR DAMAGE, OR FOR SIMILAR REASONS, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.
RESIDENTIAL HEATING FACILITIES/HCPMC SEC. 602.2:	DWELLINGS SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES F (20 DEGREES C) IN ALL HABITABLE ROOMS, BATHROOMS AND TOILET ROOMS BASED ON THE WINTER OUTDOOR DESIGN TEMPERATURE FOR THE LOCALITY INDICATED IN APPENDIX D OF THE INTERNATIONAL PROPERTY PLUMBING CODE. COOKING APPLIANCES SHALL NOT BE USED TO PROVIDE HEATING TO MEET THIS REQUIREMENT
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 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.
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.
WINDOW GLAZING/HCPMC SEC. 304.13.1:	ALL GLAZING MATERIALS SHALL BE MAINTAINED FREE FROM CRACKS AND HOLES.
WINDOW, SKYLIGHT AND DOOR FRAMES/HCPMC SEC. 304.13:	EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.

Mailed to:

GREGORY GWENDOLYN Y JACKSON
2202 PARK AVE
HAINES CITY FL 33844-4726



CITY OF HAINES CITY VIOLATION NOTICE

Case Number: 37164	Date of Violation: 01/11/2025	Property Address: 2202 PARK AVE
Property Owner(s): GREGORY GWENDOLYN Y JACKSON	Property Owner(s) Address: 2202 PARK AVE HAINES CITY, FL 33844-4726	Bank/Occupant Name & Address:
Parcel Number: 27-27-28-768000-002330		
Property Description: ANGLE TERRACE SUB PB 13 PG 21 BLK 2 LOT 33		

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): ELECTRICAL SYSTEM HAZARDS/HCPMC SEC. 604.3
Violation(s) Description: WHERE IT IS FOUND THAT THE ELECTRICAL SYSTEM IN A STRUCTURE BY REASON OF INADEQUATE SERVICE, IMPROPER FUSING, INSUFFICIENT RECEPTACLE AND LIGHTING OUTLETS, IMPROPER WIRING OR INSTALLATION, DETERIORATION OR DAMAGE, OR FOR SIMILAR REASONS, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.
Violation(s): RESIDENTIAL HEATING FACILITIES/HCPMC SEC. 602.2
Violation(s) Description: DWELLINGS SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES F (20 DEGREES C) IN ALL HABITABLE ROOMS, BATHROOMS AND TOILET ROOMS BASED ON THE WINTER OUTDOOR DESIGN TEMPERATURE FOR THE LOCALITY INDICATED IN APPENDIX D OF THE INTERNATIONAL PROPERTY PLUMBING CODE. COOKING APPLIANCES SHALL NOT BE USED TO PROVIDE HEATING TO MEET THIS REQUIREMENT
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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):

WINDOW GLAZING/HCPMC SEC. 304.13.1

Violation(s) Description:

ALL GLAZING MATERIALS SHALL BE MAINTAINED FREE FROM CRACKS AND HOLES.

Violation(s):

WINDOW, SKYLIGHT AND DOOR FRAMES/HCPMC SEC. 304.13

Violation(s) Description:

EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.

Narrative:

THERE ARE A FEW VIOLATIONS ON THIS PROPERTY. 1. RECEIVED A COMPLAINT THAT HEATER IS NOT WORKING ON PROPERTY. 2. THE FRONT AND BACK DOOR OF THE PROPERTY HAS GAPS AND ARE NOT WEATHER TIGHTENED. 3. THERE ARE NO SMOKE DETECTORS INSTALLED IN THE HOME. (TEIR 1 VIOLATION MUST BE COMPLIANED IN TWO WEEKS) 4. BREAKER BOX OUTSIDE IS HAS NO LABELS. 5. THERE IS BROKEN WINDOW WITH TAPE HOLDING IT TOGETHER. 6. THE CEILING APPEARS TO HAVE WATER DAMAGE.

Recommended Corrective Action:

1. REPAIR HEATER 2. BRING DOORS UP TO CODE. 3. INSTALL SMOKE DETECTORS. 4. LABEL BREAKER BOX. 5. REPAIR WINDOW. 6. REPAIR CEILING

To Be Corrected By: 02/24/2025

Code Compliance Officer: DONTRELL NORMAN

Certified Mail #: 9489009000276582291597