

Special Magistrate for the City of Haines City

CITY OF HAINES CITY,

Petitioner,

vs.

FRANCISCO LOPEZ

Violation No:36468

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 12/17/2024

SPECIAL MAGISTRATE OF THE
CITY OF HAINES CITY, FLORIDA

By:

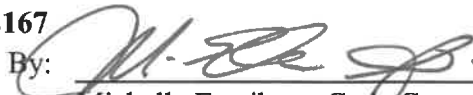


Michelle Escribano Code Compliance Specialist

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, FRANCISCO LOPEZ , 2513 CREST DR, HAINES CITY, FL. 33844-8504.

Return Receipt Number: 9489009000276582292167

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:36468

Petitioner,

vs.

FRANCISCO LOPEZ

Respondent(s),

STATE OF FLORIDA
COUNTY OF POLK

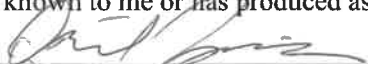
AFFIDAVIT OF VIOLATION

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 FRANCISCO LOPEZ of 2513 CREST DR, HAINES CITY, FL 33844-8504, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 2513 CREST 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 17TH day of DECEMBER, 2024, by DAVID JIMENEZ, who is personally known to me or has produced as identification.



DAVID JIMENEZ
as the Code Officer for Haines City

12-17-24

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 December 17, 2024
(AFFIX NOTARY STAMP)





Notary Public, State of Florida

Michelle Escribano

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, FRANCISCO LOPEZ located at 2513 CREST DR, HAINES CITY, FL. 33844-8504, and is described as: SUN CREST SUB PB 16 PG 28 BLK A LOT 6, Sub.: and further described as: 2513 CREST DR, HAINES CITY, FL, 33844.

Violation:

EXTERIOR STRUCTURE/HCPMC SEC. 304.1:	THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.
PARKING OF CERTAIN OTHER VEHICLES WITHIN THE CITY /LDR SEC. 11.4.2 (D):	THE PARKING OF TRACTOR UNITS (USED FOR PULLING TRAILERS), TRACTOR TRAILERS, FULL TRAILERS, STRAIGHT, PANEL, DUMP TRUCKS, BUSES AND ANY VEHICLE RATED GREATER THAN ONE TON BY THE MANUFACTURER, EXCEPT AS PROVIDED OTHERWISE HEREIN, IS NOT PERMITTED IN ANY RESIDENTIAL DISTRICT. SUCH VEHICLES MAY BE PARKED ON PRIVATE PROPERTY ONLY IN THE COURSE OF MAKING DELIVERIES OR PICKUPS OR IN RENDERING SERVICES.
PROHIBITED USES AND STRUCTURES R-1, R-1- AAA,R-1-AA,R-1-AX, R-1- A/LDR SEC.5.6.2 (D) 1:	TRADE OR SERVICE ESTABLISHMENTS OR STORAGE IN CONNECTION WITH SUCH ESTABLISHMENTS, OUTDOOR STORAGE OR LONG-TERM OUTDOOR PARKING OF COMMERCIAL, INDUSTRIAL OR PASSENGER MOTOR VEHICLES, STORAGE OF BUILDING MATERIALS (EXCEPT IN CONNECTION WITH ACTIVE CONSTRUCTION ACTIVITIES ON THE PREMISES), OUTDOOR STORAGE OR USE OF MANUFACTURED HOMES, RECREATIONAL VEHICLES OR TRAILERS EXCEPT AS SPECIFICALLY PERMITTED IN SEC. 6.3.1 OF THE LDR, SIGNS EXCEPT AS SPECIFICALLY PERMITTED HEREIN OR PERMISSIBLE AS AN EXCEPTION.

Mailed to:

FRANCISCO LOPEZ
2513 CREST DR
HAINES CITY, FL. 33844-8504