

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

CITY OF HAINES CITY,
Petitioner,

Violation No:37077

vs.

**SHERRY L DROZDA
SHERRY L. DROZDA**
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 FEBUARY 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 01/07/2025

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, SHERRY L DROZDA, 2035 HEMINGWAY AVE, HAINES CITY FL 33844-2401. SHERRY L. DROZDA 5 LYNWOOD DRIVE STONEY CRREK, ONT L8E 3E7

Return Receipt Number: **9489009000276582291528 & OVERSEAS**

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:37077

Petitioner,

vs.

SHERRY L DROZDA
SHERRY L. DROZDA

Respondent(s),

**STATE OF FLORIDA
COUNTY OF POLK**

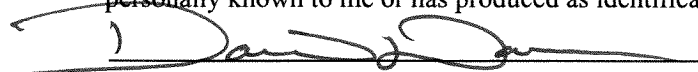
AFFIDAVIT OF VIOLATION


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 SHERRY L DROZDA of 2035 HEMINGWAY AVE, HAINES CITY, FL 33844-2401, SHERRY L. DROZDA 5 LYNWOOD DRIVE STONEY CRREK, ONT L8E 3E7 hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 2035 HEMINGWAY 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 7TH day of JANUARY, 2025, by DONTRELL NORMAN, who is personally known to me or has produced as identification.

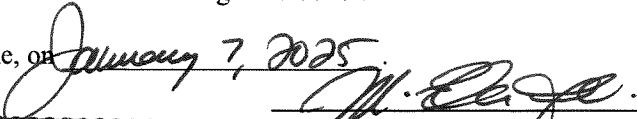

DONTRELL NORMAN
as the Code Officer for Haines City

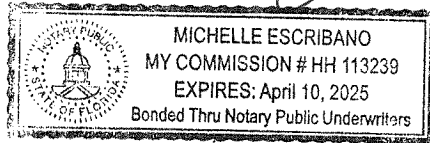

Date

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)


Notary Public, State of Florida




Printed/Typed Name

Special Magistrate for the City of Haines City

Exhibit A

Legal description of property owned by RESPONDENT, SHERRY L DROZDA located at 2035 HEMINGWAY AVE, HAINES CITY FL 33844-2401, SHERRY L. DROZDA 5 LYNWOOD DRIVE STONEY CRREK, ONT L8E 3E7 and is described as: CARIBBEAN COVE PB 97 PGS 4 & 5 LOT 70, Sub.: and further described as: 2035 HEMINGWAY AVE , HAINES CITY, FL, 33844.

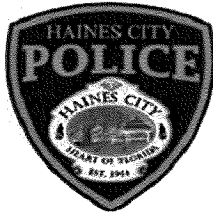
Violation:

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| EXTERIOR PROPERTY SANITATION/HCPMC SEC. 302.1: | ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION. |
| INTERIOR SANITATION/HCPMC SEC. 305.1: | THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND IN A SANITARY CONDITION. OCCUPANTS SHALL KEEP THAT PART OF THE STRUCTURE WHICH THEY OCCUPY OR CONTROL IN A CLEAN AND SANITARY CONDITION. EVERY OWNER OF STRUCTURE CONTAINING A ROOMING HOUSE, HOUSEKEEPING UNITS, A HOTEL, A DORMITORY, TWO OR MORE DWELLING UNITS OR TWO OR MORE NONRESIDENTIAL OCCUPANCIES, SHALL MAINTAIN, IN A CLEAN AND SANITARY CONDITION, THE SHARED OR PUBLIC AREAS OF THE STRUCTURE AND EXTERIOR PROPERTY. |
| INTERIOR SURFACES/HCPMC SEC. 305.3: | ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED. |
| SWIMMING POOL ENCLOSURES/HCPMC SEC. 303.2: | PRIVATE SWIMMING POOLS, HOT TUBS AND SPAS, CONTAINING WATER MORE THAN 24 INCHES (610 mm) IN DEPTH SHALL BE COMPLETELY SURROUNDED BY A FENCE OR BARRIER AT LEAST 48 INCHES (1219 mm) IN HEIGHT ABOVE THE FINISHED GROUND LEVEL MEASURED ON THE SIDE OF THE BARRIER AWAY FROM THE POOL. GATES AND DOORS IN SUCH BARRIERS SHALL BE SELF-CLOSING AND SELF LATCHING. WHERE THE SELF-LATCHING DEVICE IS LESS THAN 54 INCHES (1372 mm) ABOVE THE BOTTOM OF THE GATE, THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE. SELF-CLOSING AND SELF-LATCHING GATES SHALL BE MAINTAINED SUCH THAT THE GATE WILL POSITIVELY CLOSE AND LATCH WHEN RELEASED FROM AN OPEN POSITION OF 6 INCHES (152 mm) FROM THE GATE POST. NO EXISTING POOL ENCLOSURE SHALL BE REMOVED, REPLACED OR CHANGED IN A MANNER THAT REDUCES ITS EFFECTIVENESS AS A SAFETY BARRIER. |
| SWIMMING POOLS/HCPMC 303.1: | SWIMMING POOLS SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION, AND GOOD REPAIR. |

Mailed to:

SHERRY L DROZDA
2035 HEMINGWAY AVE
HAINES CITY FL 33844-2401

SHERRY L. DROZDA
5 LYNWOOD DRIVE
STONEY CRREK, ONT L8E 3E7



CITY OF HAINES CITY VIOLATION NOTICE

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|---|---|--|
| Case Number: 37077 | Date of Violation: 12/20/2024 | Property Address: 2035 HEMINGWAY AVE |
| Property Owner(s): SHERRY L DROZDA | Property Owner(s) Address: 2035 HEMINGWAY AVE HAINES CITY, FL 33844-2401 | Bank/Occupant Name & Address: SHERRY L. DROZDA 5 LYNWOOD DRIVE STONEY CRREK, ONT L8E 3E7 |
| Parcel Number: 27-27-20-749001-000700 | | |
| Property Description: CARIBBEAN COVE PB 97 PGS 4 & 5 LOT 70 | | |

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.

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| Violation(s): EXTERIOR PROPERTY SANITATION/HCPMC SEC. 302.1 |
| Violation(s) Description: ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION. |
| Violation(s): INTERIOR SANITATION/HCPMC SEC. 305.1 |
| Violation(s) Description: THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND IN A SANITARY CONDITION. OCCUPANTS SHALL KEEP THAT PART OF THE STRUCTURE WHICH THEY OCCUPY OR CONTROL IN A CLEAN AND SANITARY CONDITION. EVERY OWNER OF STRUCTURE CONTAINING A ROOMING HOUSE, HOUSEKEEPING UNITS, A HOTEL, A DORMITORY, TWO OR MORE DWELLING UNITS OR TWO OR MORE NONRESIDENTIAL OCCUPANCIES, SHALL MAINTAIN, IN A CLEAN AND SANITARY CONDITION, THE SHARED OR PUBLIC AREAS OF THE STRUCTURE AND EXTERIOR PROPERTY. |
| Violation(s): INTERIOR SURFACES/HCPMC SEC. 305.3 |
| Violation(s) Description: ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED. |

Violation(s):

SWIMMING POOL ENCLOSURES/HCPMC SEC. 303.2

Violation(s) Description:

PRIVATE SWIMMING POOLS, HOT TUBS AND SPAS, CONTAINING WATER MORE THAN 24 INCHES (610 mm) IN DEPTH SHALL BE COMPLETELY SURROUNDED BY A FENCE OR BARRIER AT LEAST 48 INCHES (1219 mm) IN HEIGHT ABOVE THE FINISHED GROUND LEVEL MEASURED ON THE SIDE OF THE BARRIER AWAY FROM THE POOL. GATES AND DOORS IN SUCH BARRIERS SHALL BE SELF-CLOSING AND SELF LATCHING. WHERE THE SELF-LATCHING DEVICE IS LESS THAN 54 INCHES (1372 mm) ABOVE THE BOTTOM OF THE GATE, THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE. SELF-CLOSING AND SELF-LATCHING GATES SHALL BE MAINTAINED SUCH THAT THE GATE WILL POSITIVELY CLOSE AND LATCH WHEN RELEASED FROM AN OPEN POSITION OF 6 INCHES (152 mm) FROM THE GATE POST. NO EXISTING POOL ENCLOSURE SHALL BE REMOVED, REPLACED OR CHANGED IN A MANNER THAT REDUCES ITS EFFECTIVENESS AS A SAFETY BARRIER.

Violation(s):

SWIMMING POOLS/HCPMC 303.1

Violation(s) Description:

SWIMMING POOLS SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION, AND GOOD REPAIR.

Narrative:

THERE ARE SEVERAL VIOLATIONS ON THIS PROPERTY: 1. THE PROPERTY IS LITTERED WITH TRASH, JUNK AND DEBRIS. 2. THE POOL IS DIRTY AND UNSANITARY. 3. MULTIPLE SECTIONS OF THE POOL ENCLOSURE SCREENING ARE EITHER RIPPED, TORN, AND/OR MISSING. THIS DISABLES THE EFFECTIVENESS OF THE POOL SAFETY FEATURES. 4. CABINETS IN KITCHEN ARE IN DISREPAIR. 5. THERE IS ANIMAL FECES ON THE FLOOR IN THE ROOMS.

Recommended Corrective Action:

1. REMOVE ALL JUNK, TRASH AND DEBRIS. RESTORE PROPERTY TO A CLEAN, SAFE AND SANITARY CONDITION. 2. CLEAN OR DRAIN POOL COMPLETELY. 3. REPAIR TORN SCREENING AND REPLACE MISSING SECTIONS OF THE POOL ENCLOSURE. 4. REPAIR CABINET. 5. CLEAN AND DISINFECT BEDROOM LITTERED WITH ANIMAL FECES.

To Be Corrected By: 02/24/2025**Code Compliance Officer:** DONTRELL NORMAN**Certified Mail #:** 9489009000276582292228 & OVERSEAS