

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

**CITY OF HAINES CITY,**  
*Petitioner,*

Violation No:37602

vs.

**SHAHEDAH NAFEZA BACCHUS**

*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 MAY 28, 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 04/29/2025

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, SHAHEDAH NAFEZA BACCHUS, 4260 DELEON ST, HAINES CITY FL 33844-6508.

Return Receipt Number: **9489009000276687338210**

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,**

*Petitioner,*

**vs.**

**SHAHEDAH NAFEZA BACCHUS**

Violation No:37602

*Respondent(s),*

**STATE OF FLORIDA  
COUNTY OF POLK**

## **AFFIDAVIT OF VIOLATION**

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

1. That SHAHEDAH NAFEZA BACCHUS of 4260 DELEON ST, HAINES CITY, FL 33844-6508, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 4260 DELEON ST, 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 29TH day of APRIL, 2025, by JOEL YANEZ, who is personally known to me or has produced as identification.

Joel Yanez  
JOEL YANEZ  
as the Code Officer for Haines City

April 29, 2025  
Date

**STATE OF FLORIDA  
COUNTY OF POLK**

BEFORE ME the undersigned authority personally appeared JOEL YANEZ, 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 April 29, 2025  
(AFFIX NOTARY STAMP)



Michelle Escibano  
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, SHAHEDAH NAFEZA BACCHUS located at 4260 DELEON ST, HAINES CITY FL 33844-6508, and is described as: HAMMOCK RESERVE 2 PB 189 PG 38-43 LOT 256, Sub.: and further described as: 4260 DELEON ST, HAINES CITY , FL, 33844.

### **Violation:**

WATER RESTRICTIONS/ORD 22-2025: ALL WATER USE FOR IRRIGATION AND OTHER OUTSIDE USES SHALL COMPLY WITH HAINES CITY'S WATER RESTRICTIONS.

Mailed to:

SHAHEDAH NAFEZA BACCHUS  
4260 DELEON ST  
HAINES CITY FL 33844-6508