IN AND FOR THE CITY OF HAINES CITY, FLORIDA

VIOLATION NO: 37553

IN RE: 472 MEADOW POINTE DR

    27-27-17-741012-001550

    RIDGE AT HIGHLAND MEADOWS PB 164 PGS 43-48 LOT 155

CITY OF HAINES CITY, a Florida municipal corporation,

    Petitioner

v.

PLACIDE GELIN
472 MEADOW POINTE DR
HAINES CITY FL 33844-9538

    Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing before the Special Magistrate after due notice to Respondent(s), and the Special Magistrate, having heard testimony under oath, received evidence and heard argument thereupon, issues this "Findings of Fact, Conclusions of Law and Order" pursuant to §§162.07(4) and 162.08(5), Florida Statutes:

FINDINGS OF FACT

1. On or about 04/03/2025 there existed at on the above described property, the following conditions in violation of the Code of Ordinances of the City of Haines City, such conditions constituting a nuisance and a serious threat to the public health, safety, and welfare within the meaning of §162.06(4), Florida Statutes:

PARKING OF CERTAIN OTHER VEHICLES WITHIN THE CITY /LDR SEC. 11.4.2 (D)

2. Captioned real property is located and existing within the corporate limits of the City of Haines City, Florida. Respondent(s), as owners(s) of the captioned real property are responsible for maintaining the same in accordance with the Code of Ordinances of the City of Haines City. All required notices pursuant to §162.12, Florida Statutes.

CONCLUSIONS OF LAW

3. This Magistrate has jurisdiction over the Respondent(s) and this matter is otherwise properly before this Magistrate. Further, this Magistrate has subject matter jurisdiction pursuant to §2-35 of the Code of Ordinances of the City of Haines City.

4. The above stated facts constitute a violation of the specific sections(s) of the City Code cited in paragraph 1 herein.

The violator did/did not appear for the hearing. The following individual(s) appeared *Placide Gelin*

STATE OF FLORIDA

COUNTY OF POLK

I, the undersigned duly appointed City Clerk of the City of Haines City, Florida, HEREBY CERTIFY that the foregoing is a true and correct copy of Order Imposing Fine/Administrative Lien for City of Haines City, Petitioner, v. PLACIDE GELIN 37553, as shown in the records of the City on file in the office of the City Clerk.

WITNESS my hand and the seal of the City of Haines City, Florida, this <u>28TH</u> day of <u>MAY, 2025</u>.

Sharon Lauther, City Clerk, MMC

<u>ORDER</u>

Based on the foregoing Findings of Fact Conclusions of Law, and upon consideration of (i) the gravity of the violation, (ii) any actions taken by the violator to correct the violation, and (iii) previous violations committed by the violator, it is hereby ORDERED that:

☐ Summary Disposition. Respondent(s) admit(s) to the violation(s) and request(s) additional time to comply. Respondent(s) has/have waived any defenses to the violation(s). Respondent(s) shall have until to comply or a $_____ per day fine may be imposed.

☐ Respondent(s) shall secure captioned property by _____ or $_____ per day fine shall be imposed.

☐ Respondent(s) shall have until _____ for a total compliance or a $_____ per day fine shall be imposed.

☐ The City of Haines City is hereby authorized to abate the violation(s) named herein in accordance with §162.09(1), Florida Statutes, but shall not be required to do so. If abatement occurs, the City of Haines City may assess all costs incurred by it against Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.

☐ Pursuant to §162.08(5) Florida Statutes, the Code Compliance Division of the City of Haines City is hereby authorized to initiate the demolition process and assess all costs incurred by it against the Respondent(s), in addition to any fine or costs imposed herein, if any such fine amount or costs amount is imposed.

☐ The evidence did not support the violation cited. The case is hereby dismissed.

☐ Violation(s) did exist at the subject property, but have been remedied. No fine in this matter shall be imposed, however future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such.

☐ Violation(s) as identified herein is/are irreparable or irreversible in nature. A one-time fine of $_____ is imposed against the Respondent(s) in addition to any fine or costs imposed herein, if any such fine amount or costs amount imposed.

☐ Respondent(s) shall be responsible for costs incurred by the City in prosecuting this case totaling $_____. The costs shall be paid in full within <u>60</u> days of this order. If unpaid the costs shall be assessed against the subject property as a lien, and this Order, or subsequent Order Imposing Fine, may be recorded in the Public Records of Polk County as evidence thereof.

☑ Respondent has been found in violation as a repeat offender. A fine of $ _123.10_ shall be imposed and a $0.00 per day fine shall continue until property is brought into compliance.

☑ Fine includes administrative costs of $_23.10_

☐ Pursuant to §162.09 (3) the Special Magistrate authorize the City of Haines City to begin foreclosure procedures on the above captioned property.

☐ Bank is listed as Respondent for notification purposes only.

☐ Other _____

YOU ARE NOTIFIED THAT IF THIS ORDER IMPOSES A FINE, ABATEMENT COSTS, OR PROSECUTION COSTS AGAINST YOU THAT pursuant to §162.09(3), Florida Statutes, once final this ORDER may be recorded in the public records and thereafter may constitute a lien against the captioned property and upon any other real property and upon any other real or personal property owned by YOU. FURTHER, SUBSEQUENT CERTIFICATIONS OR SUPPLEMENTAL CERTIFICATIONS OF FINES MAY BE RECORDED IN THE PUBLIC RECORDS IF THE VIOLATIONS MENTIONED HEREIN MAY BE REMEDIED AND YOU FAIL TO TIMELY DO SO.

DONE AND ORDERED this 28TH day of MAY, 2025, at Haines City, Polk County, Florida.

ATTEST:

_____
Michelle Escribano

_____
City of Haines City Special Master

_____
Printed Name
Clerk to the Special Magistrate

35400 US Hwy 27 Haines City, Florida 33844

This ORDER may be appealed to Circuit Court within thirty (30) days of the date of its rendition pursuant to §162.11, Florida Statutes, by filing a timely Notice of Appeal with the Clerk of Courts and complying with any and all applicable court rules of procedure

Violation No: 37553
Certified Mail Number: 9489009000276687337299