

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

**CITY OF HAINES CITY,**

*Petitioner,*

**vs.**

**RDM DEVELOPMENT LLC**

Violation No:37387

*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 04/10/2025

SPECIAL MAGISTRATE OF THE  
CITY OF HAINES CITY, FLORIDA

By:  \_\_\_\_\_  
Michelle Escibano 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, RDM DEVELOPMENT LLC, 2944 SEA OATS CIR, DAYTONA BEACH FL 32118-5938.

Return Receipt Number: **9489009000276582288535**

By:  \_\_\_\_\_  
Michelle Escibano 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.**

**RDM DEVELOPMENT LLC**

Violation No:37387

*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 RDM DEVELOPMENT LLC of 2944 SEA OATS CIR, DAYTONA BEACH, FL 32118-5938, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 801 KENTUCKY 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 10TH day of APRIL, 2025, by JOEL YANEZ, who is personally known to me or has produced as identification.

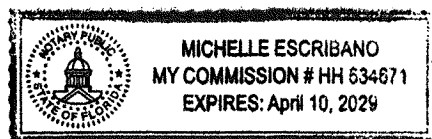
Joel Yanez  
JOEL YANEZ  
as the Code Officer for Haines City

April 10, 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 10, 2025  
(AFFIX NOTARY STAMP)



M. Escribano  
Notary Public, State of Florida

Michelle Escribano  
Printed/Typed Name

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

### **Exhibit A**

Legal description of property owned by RESPONDENT, RDM DEVELOPMENT LLC located at 2944 SEA OATS CIR, DAYTONA BEACH FL 32118-5938, and is described as: MARBROOK ACRES SUB PB 10 PG 36 LOTS 2 W 75 FT LESS N 14 FT & W 75 FT OF 3, Sub.: and further described as: 801 KENTUCKY ST, HAINES CITY, FL, 33844.

### **Violation:**

ACCESSORY  
STRUCTURES/HCPMC SEC.  
302.7:

ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGE, FENCES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR

INFESTATION/HCPMC SEC.  
309.1:

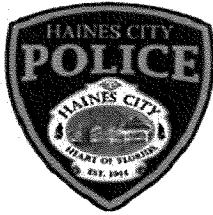
ALL STRUCTURES SHALL BE KEPT FREE FROM INSECT AND RODENT INFESTATION. ALL STRUCTURES IN WHICH INSECTS OR RODENTS ARE FOUND SHALL BE PROMPTLY EXTERMINATED BY APPROVED PROCESSES THAT WILL NOT BE INJURIOUS TO HUMAN HEALTH. AFTER EXTERMINATION, PROPER PRECAUTIONS SHALL BE TAKEN TO PREVENT RE-INFESTATION.

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 DAMPNESS 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.

Mailed to:

RDM DEVELOPMENT LLC  
2944 SEA OATS CIR  
DAYTONA BEACH FL 32118-5938



## CITY OF HAINES CITY VIOLATION NOTICE

<b>Case Number:</b> 37387	<b>Date of Violation:</b> 02/25/2025	<b>Property Address:</b> 801 KENTUCKY ST
<b>Property Owner(s):</b> RDM DEVELOPMENT LLC	<b>Property Owner(s) Address:</b> 2944 SEA OATS CIR DAYTONA BEACH, FL 32118-5938	<b>Bank/Occupant Name &amp; Address:</b>
<b>Parcel Number:</b> 27-27-30-792500-000021		
<b>Property Description:</b> MARBROOK ACRES SUB PB 10 PG 36 LOTS 2 W 75 FT LESS N 14 FT & W 75 FT OF 3		

### 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.

<b>Violation(s):</b> ACCESSORY STRUCTURES/HCPMC SEC. 302.7
<b>Violation(s) Description:</b> ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGE, FENCES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR
<b>Violation(s):</b> INFESTATION/HCPMC SEC. 309.1
<b>Violation(s) Description:</b> ALL STRUCTURES SHALL BE KEPT FREE FROM INSECT AND RODENT INFESTATION. ALL STRUCTURES IN WHICH INSECTS OR RODENTS ARE FOUND SHALL BE PROMPTLY EXTERMINATED BY APPROVED PROCESSES THAT WILL NOT BE INJURIOUS TO HUMAN HEALTH. AFTER EXTERMINATION, PROPER PRECAUTIONS SHALL BE TAKEN TO PREVENT RE-INFESTATION.
<b>Violation(s):</b> ROOFS AND DRAINAGE/HCPMC SEC. 304.7
<b>Violation(s) Description:</b> 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.
<b>Narrative:</b> THIS PROPERTY HAS SEVERAL VIOLATIONS: 1. THERE IS SIGNS OF INFESTATION (WASPS) IN AND OUTSIDE SIDE OF THE PROPERTY. 2. THE ROOF INSIDE AND OUTSIDE THE HOME IS IN DISREPAIR. 3. THE FRONT PORCH IS IN DISREPAIR TO

INCLUDE THE FLOORING.

**Recommended Corrective Action:**

1. REMOVE INFESTATION THROUGH APPROVED PROCESS. 2. REPAIR ROOF. 3. REPAIR PORCH AND PORCH FLOORING.

**To Be Corrected By:** 04/10/2025

**Code Compliance Officer:** JOEL YANEZ

**Certified Mail #:** 9489009000276582288696