

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

CITY OF HAINES CITY,

Petitioner,

vs.

JUAN CASTANEDA

Respondent(s),

Violation No: 37667

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 **06/25/2025 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 05/27/2025

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, JUAN CASTANEDA, 1510 N 26TH TER, HAINES CITY, FL 33844-9105.

Return Receipt Number: **9489009000276687337152**

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.

If You Have Any Questions Please call 863-421-9937

Special Magistrate for the City of Haines City

CITY OF HAINES CITY,

Petitioner,

vs.

JUAN CASTANEDA

Violation No:37667

Respondent(s),

STATE OF FLORIDA
COUNTY OF POLK

AFFIDAVIT OF VIOLATION

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

1. That JUAN CASTANEDA of 1510 N 26TH TER, HAINES CITY, FL 33844-9105, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 1510 26TH TER, 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 27TH day of MAY, 2025, by ASIF AZEEZ, who is personally known to me or has produced as identification.

ASIF AZEEZ
as the Code Officer for Haines City

May 27, 2025
Date

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared ASIF AZEEZ, 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 May 27, 2025
(AFFIX NOTARY STAMP)



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

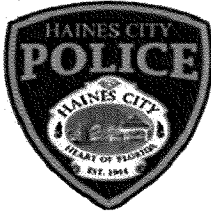
Legal description of property owned by RESPONDENT, JUAN CASTANEDA located at 1510 N 26TH TER, HAINES CITY, FL 33844-9105, and is described as: KING'S WAY PB 68 PG 41 LOT 6 , Sub.: and further described as: 1510 26TH TER, HAINES CITY, FL, 33844.

Violation:

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.
OPENABLE WINDOWS/HCPMC SEC. 304.13.2:	EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW HARDWARE
WEEDS/HCPMC SEC. 302.4:	ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 12 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS OR GARDENS.

Mailed to:

JUAN CASTANEDA
1510 N 26TH TER
HAINES CITY, FL 33844-9105



CITY OF HAINES CITY VIOLATION NOTICE

Case Number: 37667	Date of Violation: 04/28/2025	Property Address: 1510 26TH TER
Property Owner(s): JUAN CASTANEDA	Property Owner(s) Address: 1510 N 26TH TER HAINES CITY, FL 33844-9105	Bank/Occupant Name & Address:
Parcel Number: 27-27-21-756540-000060		
Property Description: KING'S WAY PB 68 PG 41 LOT 6		

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.

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): OPENABLE WINDOWS/HCPMC SEC. 304.13.2
Violation(s) Description: EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW HARDWARE
Violation(s): WEEDS/HCPMC SEC. 302.4
Violation(s) Description: ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 12 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS OR GARDENS.
Narrative: THERE ARE MULTIPLE VIOLATIONS ON THIS PROPERTY: 1. THE PROPERTY IS LITTERED WITH TRASH, JUNK AND DEBRIS (TIRES, CONSTRUCTION MATERIALS, HEAVY DUTY KITCHEN EQUIPMENT). 2. THE PROPERTY IS OVERGROWN WITH VEGETATION. ALL GRASS SHALL BE NO TALLER THAN 12 INCHES. *** COMPLIED 5/13/2025 *** 3. ALL WINDOWS AND

DOORS SHALL BE IN GOOD CONDITION AND BE ABLE TO FUNCTION AS DESIGNED.

Recommended Corrective Action:

1. REMOVE ALL JUNK, TRASH AND DEBRIS. RESTORE PROPERTY TO A CLEAN, SAFE AND SANITARY CONDITION. 2. ALL VEGETATION SHALL BE CUT LESS THAN 12 INCHES UNLESS EXCLUDED BY THIS CODE. THE PROPERTY SHALL BE TRIMMED, INCLUDING AROUND ALL STRUCTURES, TREES, SHRUBS, FENCES AND ANY OTHER OBJECTS. A SECOND VIOLATION WITHIN 12 MONTHS WILL RESULT IN A NOTICE OF HEARING AND COULD RESULT IN A FINE UP TO \$250.00. *** COMPLIED 5/13/2025 *** 3. REMOVE ALL BOARDS FROM WINDOWS AND/OR DOORS. ALL WINDOWS AND DOOR SHALL BE AVAILABLE FOR USE IN CASE OF EMERGENCY.

To Be Corrected By: 05/27/2025

Code Compliance Officer: ASIF AZEEZ

Certified Mail #: 9489009000276687337534