

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

CITY OF HAINES CITY,
Petitioner,

Violation No:37597

vs.

ELMA E JOHN

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 JUNE 25TH 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, ELMA E JOHN, 1644 DUNES CT, HAINES CITY FL 33844-2430.

Return Receipt Number: **9489009000276687338265**

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.

ELMA E JOHN

Violation No:37597

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 ELMA E JOHN of 1644 DUNES CT, HAINES CITY, FL 33844-2430, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 1644 DUNES CT, 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 DONTRELL NORMAN, who is personally known to me or has produced as identification.


DONTRELL NORMAN
as the Code Officer for Haines City


April 29, 2025
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 April 29, 2025
(AFFIX NOTARY STAMP)




Notary Public, State of Florida

Michelle Escribano
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, ELMA E JOHN located at 1644 DUNES CT, HAINES CITY FL 33844-2430, and is described as: SOUTHERN DUNES ESTATES PHASE 1 PB 105 PG 37 LOT 23, Sub.: and further described as: 1644 DUNES CT , HAINES CITY, FL, 33844.

Violation:

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.

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:

ELMA E JOHN
1644 DUNES CT
HAINES CITY FL 33844-2430



CITY OF HAINES CITY VIOLATION NOTICE

Case Number: 37597	Date of Violation: 04/11/2025	Property Address: 1644 DUNES CT
Property Owner(s): ELMA E JOHN	Property Owner(s) Address: 1644 DUNES CT HAINES CITY, FL 33844-2430	Bank/Occupant Name & Address:
Parcel Number: 27-27-20-749020-000230		
Property Description: SOUTHERN DUNES ESTATES PHASE 1 PB 105 PG 37 LOT 23		

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): 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): 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 A FEW VIOLATIONS ON THIS PROPERTY. 1. MULTIPLE SECTIONS OF THE POOL ENCLOSURE SCREENING ARE EITHER RIPPED, TORN, AND/OR MISSING. THIS DISABLES THE EFFECTIVENESS OF THE POOL SAFETY FEATURES. 2. THE PROPERTY IS OVERGROWN WITH VEGETATION. ALL GRASS SHALL BE NO TALLER THAN 12 INCHES.
Recommended Corrective Action:

1. REPAIR TORN SCREENING AND REPLACE MISSING SECTIONS OF THE POOL ENCLOSURE. 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***

To Be Corrected By: 06/23/2025

Code Compliance Officer: DONTRELL NORMAN

Certified Mail #: 9489009000276687338760