

**MINUTES  
CODE COMPLIANCE DIVISION HEARING  
HAINES CITY, FLORIDA**

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**January 24, 2018**

**9:00 AM**

**Commission Chambers**

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**1. CALL TO ORDER**

Special Magistrate Jeffrey S. Dawson, Esq., called to order the Special Magistrate Code Enforcement Hearing at 9:15 a.m. on Wednesday, January 24, 2018 in the City Commission chambers located at 620 E Main Street, Haines City, FL.

In attendance: Special Magistrate Jeffrey S. Dawson, Code Enforcement Officer David Jimenez, Code Compliance Clerk Michelle Escribano, and Deputy City Clerk Erica Anderson.

Also in attendance were several members of the public.

**2. SWEARING IN OF PERSONS TO TESTIFY**

Special Magistrate Jeffrey S. Dawson Esq., swore in members of the public to testify.

**3. NEW BUSINESS**

**Special Magistrate Jeffrey S. Dawson Presiding;**

**Case # 23723**

1009 Avenue B

▶ **HCPMC SEC. 108.1.5 (9) Dangerous Structure or Premises**

▶ **HCPMC SEC. 302.1 Exterior Property Sanitation**

▶ **HCPMC SEC. 305.1 Interior Sanitation**

▶ **HCPMC SEC. 305.3 Interior Surfaces**

▶ **HCPMC SEC. 304.13.2 Openable Windows**

▶ **HCPMC SEC. 108.5 Prohibited Occupancy**

▶ **HCPMC SEC. 304.7 Roofs and Drainage**

▶ **HCPMC SEC. 304.1.1 (8) Unsafe Conditions (Roofing)**

▶ **HCPMC SEC. 304.13.1 Window Glazing**

Date of Violation(s): 10-17-2017

Result(s): Violation(s) Still Exist

Property to be demolished by the property owner by 4/24/2018 or the City will demolish

Administrative Costs Awarded in the amount of \$32.94 by 3/25/18

**Fred White**

**Jeanette White**

**Case # 23744**

**Sanchez**

902 Kenbar Avenue

▶ **HCPMC SEC. 302.9 Motor Vehicles**

Date of Violation(s): 10-19-2017

Result(s): Violation(s) Complied 01-22-2018

Administrative Cost(s) Awarded in the amount of: \$35.10 by 3/25/18

**Antonio S Gonzalez**

**Teresa Gonzalez**

**Case # 23805**

**Sherry J Miller**

2348 Paulette Drive

► **LDR SEC. 8.10.2 (A) Water Restrictions**

Date of Violation(s): 10-31-2017

Result(s): Violation(s) Complied 01-23-2018

Administrative Cost(s) Awarded in the amount of: \$25.93 by 3/25/18

**Case # 23808**

**St Marks Episcopal Church**

**Inc.**

102 9<sup>th</sup> Street North

► **LDR SEC. 8.10.2 (A) Water Restrictions**

Date of Violation(s): 10-31-2017

Result(s): Violation(s) Complied 01-23-2018

Administrative Cost(s) Awarded in the amount of: \$25.93 by 3/25/18

**Case # 24107**

**Pablo L Correa Rivera**  
**Elvira Calderon Rodriguez**  
**Repeat Violation**

608 Stonehaven Drive

► **LDR SEC. 8.10.2 (A) Water Restrictions**

Date of Violation(s): 12-13-2017

Result(s): Violation(s) Complied 12-20-2017

Administrative Cost(s) Awarded in the amount of: \$53.17

Fines in the amount of: \$100.00 - NOT Awarded

**Case # 24093**

**ROC Investment**

**And**

**Enterprises Corp**

2215 Winger Avenue

► **HCPMC SEC. 304.15 Doors**

► **HCPMC SEC. 605.1 Electrical Installation**

► **HCPMC SEC. 302.1 Exterior Property Sanitation**

► **HCPMC SEC. 304.6 Exterior Structure Walls**

► **HCPMC SEC. 304.1 Exterior Structure**

► **HCPMC SEC. 309.1 Infestation**

► **HCPMC SEC. 305.3 Interior Surfaces**

► **HCPMC SEC. 304.13.2 Openable Windows**

► **HCPMC SEC. 504.1 Plumbing Systems and Fixtures**

► **HCPMC SEC. 602.2 Residential Heating Facilities**

► **HCPMC SEC. 304.7 Roofs and Drainage**

► **HCPMC SEC. 704.2 Smoke Alarms**

► **HCPMC SEC. 305.4 Stairs and Walking Surfaces**

► **HCPMC SEC. 303.1 Swimming Pools**

► **HCPMC SEC. 505.4 Water Heating Facilities**

► **HCPMC SEC. 304.13.1 Window Glazing**

► **HCPMC SEC. 304.13 Window, Skylight, and Door Frames**

► **HCPMC SEC. 506.2 Sanitary Drainage System Maintenance**

► **HCPMC SEC. 304.1.1 (5) Unsafe Condition Structural Members**

► **HCPMC SEC. 304.1.1 (8) Unsafe Conditions**

Date of Violation(s): 12-12-2017

Result(s): Violation(s) Still Exist

Administrative Costs in the Amount of: \$56.69

Compliance by 2/23/18 or \$100.00 per day

**Case # 23804**

1703 Johnson Avenue East

► **HCPMC SEC. 302.8 Motor Vehicles**

Date of Violation(s): 10-31-2017

Result(s): Violation(s) Complied 01-22-2018

Administrative Cost(s) Awarded in the amount of: \$26.98 by 3/25/18

**Byron Drilling**

**Case # 24021**

409 US Highway 17-92 North

**LLC**

► **HCPMC SEC. 107.6 Transfer of Ownership**

Date of Violation(s): 12-01-2017

Result(s): Violation(s) Still Exist

Continued to 2/28/18

**R & M Real Estate  
Investing**

**Case # 22296**

2008 Carol Avenue

► **FBC SEC. 105.1 Permit Required**

Date of Violation(s): 05-02-2017

Result(s): Violation(s) Complied 01-22-2018

Administrative Cost(s) Awarded in the amount of: \$26.49 by 3/25/18

**Veronica L Jimenez**

**Case # 23836**

Lake Tracy Court

**Assoc**

► **LDR SEC. 8.2.3 (A) (5) 3-5-2 Maintenance of  
Stormwater Control Structures**

Date of Violation(s): 11-01-2017

Result(s): Violation(s) Complied 12-05-2017

Administrative Cost(s) Awarded in the amount of: \$48.52 by 3/25/18

**DR Horton Inc.  
Lake Tracy Homeowners**

**Case # 23843**

2212 12<sup>th</sup> Street North

► **HCPMC 302.8 Motor Vehicles**

Date of Violation(s): 11-03-2017

Result(s): Violation(s) Complied 01-08-2018

Administrative Cost(s) awarded in the amount of: \$25.93 by 3/25/18

**Douglas Lubunyz  
Diana Lubunyz**

**Case # 23899**

**Washington**

1224 Avenue I

► **FBC SEC. 105.1 Permit Required**

**Commings**

Date of Violation(s): 11-14-2017

Result(s): Violation(s) Still Exist

Compliance by 2/7/2018 or \$100.00 per day

Administrative Costs awarded in the amount of \$21.97 by 2/28/18

**Estate of James  
Elbert Comings  
Evelyn Ann**

**Case # 23925**

**Bowen TV & Appliances**

**Inc.**

401 Main Street East

**► LDR SEC. 5.6.11 (B) (16) (B) Prohibited Activity CBD**

Date of Violation(s): 11-17-2017

Result(s): Violation(s) Still Exist

Compliance by 2/7/18 or \$100.00 per day

Administrative Costs awarded in the amount of \$22.57 by 2/28/18

**Case # 23981**

**Salma Khan**

236 Ronaldale Avenue

**Rahim Khan**

**► HCPMC SEC. 302.4 Weeds**

**Repeat Violation**

Date of Violation(s): 11-29-2017

Result(s): Violation(s) Complied 01-08-2018

Administrative Cost(s) awarded: \$53.32

Fine in the amount of \$4,000.00 - 40 days at \$100.00 per day

Total: \$4,053.32

**Case # 24138**

**Liliane Pikelhaizen**

5002 Harvest Drive

**► LDR SEC. 8.10.2 (A) Water Restrictions**

Date of Violation(s): 12-18-2017

Result(s): Violation(s) Complied 01-08-2018

Administrative Cost(s) awarded in the amount of: \$17.46 by 3/25/18

**Case # 23772**

**James H McCloskey**

644 McLeod Avenue

**Corina M**

**McCloskey**

**► LDR SEC. 11.4.2 (D) Parking of Certain Other Vehicles Within the City**

Date of Violation(s): 10-24-2017

Result(s): Violation(s) Complied 01-23-2018

Administrative Cost(s) awarded: \$26.38 by 3/25/18

**Case # 23819**

**Haines City Mall**

**LLC**

600 US Highway 17/92 West

**► LDR SEC. 7.3.2 (B) Temporary Signs for Gran Openings Or Special Events**

**► LDR SEC. 7.3.2 (C) Temporary Signs Permit Required**

Date of Violation(s): 10-31-2017

Result(s): Violation(s) Complied 12-20-2017

Administrative Cost(s) awarded in the amount of: \$48.86 by 3/25/18

**4. CERTIFICATION OF CITATIONS**

**Case # 24092, CE-0020**

**Jesus**

**Manuel**

**Santiago-**

**► LDR SEC. 11.4.2 (D) Parking of Certain Other Vehicles**

**La Torre**

**Within The City**

Date of Violation(s): 12-12-2017

32.60

**5. REQUEST TO BE HEARD**

**Case # 23758**

320 Weatherby Place

▶ **HCPMC SEC. 302.8 Motor Vehicles**

Date of Violation(s): 10-23-2017

Violation(s) Complied 01-03-2018

Administrative Cost(s): \$55.72

Result(s): The Findings of Fact, Conclusions of Law and Order Dated 12/20/17 is Hereby Vacated.

**Michael Jones  
Dollmeisha Jones**

**6. CERTIFICATION OF FINES**

**Case # 23435**

Railroad Avenue

▶ **HCPMC SEC. 302.3 Sidewalks and Driveways**

Date of Violation(s): 08-14-2017

Result(s): Violation(s) Still Exist

Administrative Cost(s) Awarded in the Amount of: \$90.46 by 3/25/2018

**(As of January 4 Thru January 22 = 19(s) @ \$100.00 per day = \$1,900.00)**

**Total=\$1,990.46**

**Compliance by 2/23/18 or \$100.00 per day**

**Sharon Smith  
Onita Henderson**

**Case # 23755**

1707 18<sup>th</sup> Street North

▶ **FBC SEC. 105.1 Permit Required**

▶ **HCMPC SEC. 112.1 Stop Work Order**

Date of Violation(s): 10-20-2017

Result(s): Violation(s) Complied 01-09-2018

Administrative Cost(s) Awarded in the amount of: \$55.75

**(As of January 4 Thru January 9 = 6(s) @ \$100.00 per day = \$600.00)**

**Total=\$655.75 - \$100.00 credit to Property Owner due to compliance a day earlier**

**Total of \$555.75**

**Raul Ledezma**

**Case # 23732**

315 18<sup>th</sup> Street North

▶ **FBC SEC. 105.1 Permit Required**

Date of Violation(s): 10-18-2017

Result(s): Violation(s) Still Exist

Administrative Cost(s)in the amount of: \$6.64

**(As of January 22 = (s) @ \$100.00 per day = \$100.00)**

**Total=\$106.64 by 3/10/18 Compliance by 3/10/18 or \$100.00 per day**

**Patricia Vieyra Mosqueda**

**Case # 23749**

**Chandradat K Singh**

117 10<sup>th</sup> Street South

▶ **HCPMC SEC. 302.1 Exterior Property Sanitation**

▶ **HCPMC SEC. 302.4 Weeds**

Date of Violation(s): 10-19-2017

Result(s): Violation(s) Still Exist

Administrative Cost(s) Awarded in the amount of: \$59.56

**(As of January 4 Thru January 22 = 19(s) @ \$100.00 per day = \$1,900.00)**

**Total=\$1,959.56**

**Case # 23704**

744 Lafoley Avenue

**Joanes Fequiere**

**Ann B Dauphin**

▶ **HCPMC SEC. 302.1 Exterior Property Sanitation**

▶ **HCPMC SEC. 304.3 Premises Identification**

Date of Violation(s): 10-12-2017

Result(s): Violation(s) Still Exist

Administrative Cost(s): \$60.61

**(As of January 4 Thru January 22 = 19(s) @ \$100.00 per day = \$1,900.00)**

**Total=\$1,960.61**

**7. ADJOURNMENT**

Without any further business the Code Compliance Hearing was adjourned at 11:00 a.m.

APPROVED:

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BY:

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Linda Bourgeois  
City Clerk