

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

**CITY OF HAINES CITY,**  
*Petitioner,*

Violation No:36637

vs.

**THR FLORIDA LP  
THE FLORIDA LP**  
*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 DECEMBER 18, 2024 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 11/14/2024

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, THR FLORIDA LP, 1717 MAIN ST STE 2000, DALLAS TX 75201-4657. THE FLORIDA LP 204 TOWER VIEW DR E HAINES CITY FL 33844

Return Receipt Number: 9489009000276582292860 & 9489009000276582292877 &  
9489009000276582292884

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,*

Violation No:36637

vs.

THR FLORIDA LP  
THE FLORIDA LP  
*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 THR FLORIDA LP of 1717 MAIN ST STE 2000, DALLAS, TX 75201-4657, THE FLORIDA LP 204 TOWER VIEW DR E HAINES CITY FL 33844 hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 204 TOWER VIEW DR E, 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 14TH day of NOVEMBER, 2024, by JOEL YANEZ, who is personally known to me or has produced as identification.

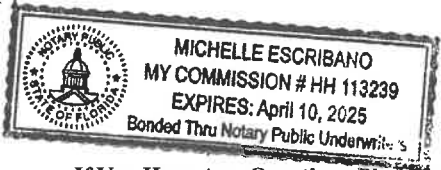
Joel Yanez  
JOEL YANEZ  
as the Code Officer for Haines City

November 14, 2024  
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 November 14, 2024  
(AFFIX NOTARY STAMP) M. Escibano



Notary Public, State of Florida  
Michelle Escibano  
Printed/Typed Name

## Special Magistrate for the City of Haines City

### Exhibit A

Legal description of property owned by RESPONDENT, THR FLORIDA LP located at 1717 MAIN ST STE 2000, DALLAS TX 75201-4657, THE FLORIDA LP 204 TOWER VIEW DR E HAINES CITY FL 33844 and is described as: TOWER VIEW ESTATES PB 132 PGS 1 & 2 LOT 51, Sub.: and further described as: 204 TOWER VIEW DR E, HAINES CITY, FL, 33844.

### Violation:

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 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.

Mailed to:

THR FLORIDA LP  
1717 MAIN ST STE 2000  
DALLAS TX 75201-4657

THE FLORIDA LP  
204 TOWER VIEW DR E  
HAINES CITY FL 33844



## CITY OF HAINES CITY VIOLATION NOTICE

<b>Case Number:</b> 36637	<b>Date of Violation:</b> 09/06/2024	<b>Property Address:</b> 204 TOWER VIEW DR E
<b>Property Owner(s):</b> THR FLORIDA LP	<b>Property Owner(s) Address:</b> 1717 MAIN ST STE 2000 DALLAS, TX 75201-4657	<b>Bank/Occupant Name &amp; Address:</b> THE FLORIDA LP 204 TOWER VIEW DR E HAINES CITY FL 33844
<b>Parcel Number:</b> 27-27-16-740501-000510		
<b>Property Description:</b> TOWER VIEW ESTATES PB 132 PGS 1 & 2 LOT 51		

### 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> 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> THE GUTTERS ON THE WEST SIDE OF THE PROPERTY ARE IN DISREPAIR.	
<b>Recommended Corrective Action:</b> REPAIR GUTTERS.	
<b>To Be Corrected By:</b> 11/07/2024	
<b>Code Compliance Officer:</b> JOEL YANEZ	<b>Certified Mail #:</b> 9489009000276582294703 & 9489009000276582294710