

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

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

Violation No:36874

vs.

**WAL MART STORES EAST LP  
WALMART**

*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 MARCH 26, 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 02/10/2025

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, WAL MART STORES EAST LP , PO BOX 8050, BENTONVILLE AR 72712-8055. WALMART 36205 HWY 27 HAINES CITY FL 33844

Return Receipt Number: ~~9489009000276582290255~~ & ~~9489009000276582290262~~

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:36874

**vs.**

**WAL MART STORES EAST LP**  
**WALMART**  
*Respondent(s),*

\_\_\_\_\_  
**STATE OF FLORIDA**  
**COUNTY OF POLK**


## AFFIDAVIT OF VIOLATION

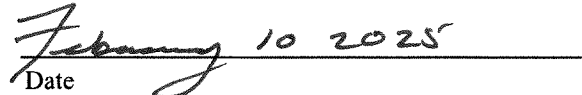
BEFORE ME, the undersigned authority, personally appeared DONTRELL NORMAN, Code Officer for the City of Haines City, Florida, who after being duly sworn, deposes and states:

1. That WAL MART STORES EAST LP of PO BOX 8050, BENTONVILLE, AR 72712-8055, WALMART 36205 HWY 27 HAINES CITY FL 33844 hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 36205 US HWY 27, 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 FEBRUARY, 2025, by DONTRELL NORMAN, who is personally known to me or has produced as identification.

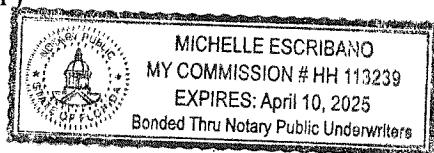
  
\_\_\_\_\_  
DONTRELL NORMAN  
as the Code Officer for Haines City


  
\_\_\_\_\_  
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 February 10, 2025  
(AFFIX NOTARY STAMP)



  
\_\_\_\_\_  
Notary Public, State of Florida

  
\_\_\_\_\_  
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, WAL MART STORES EAST LP located at PO BOX 8050, BENTONVILLE AR 72712-8055, WALMART 36205 HWY 27 HAINES CITY FL 33844 and is described as: NW1/4 OF NW1/4 LESS S 40 FT OF W 865 FT FOR R/W & LESS HWY 27 R/W & LESS COMM NW SEC COR RUN E 130.5 FT S ALONG E R/W US 27 233.61 FT E 10 FT S 216.39 FT TO POB E 450 FT S 250 FT W 435 FT N ALONG E R/W US 27 116.37 FT W 15 FT N 133.61 FT TO POB EXCEPT FOR THAT PT OF LESSED PARCEL LYING WITHIN THE ESMT AS DESC IN OR 3537 PG 119 & LESS COMM NW COR OF SEC S0-21-57E ALONG SAID W LINE 1334.11 FT TO SW COR OF NW1/4 OF NW1/4 N89-52-08E ALONG SAID S LINE 355.48 FT N0-07-52W 40 FT TO NLY R/W OF SOUTHERN DUNES BLVD & POB S89-52-08W ALONG NLY R/W 191.3 FT TO ELY R/W OF US HWY 27 N0-05-36W ALONG SAID R/W 125.28 FT S78-51-02E 170.41 FT SELY ALONG CURVE 26.78 FT S12-07-55E 2.46 FT SELY ALONG CURVE 4.84 FT S79-07-55E 15.78 FT S11-13-49W 66.86 FT TO POB, Sub.: and further described as: 36205 US HWY 27, 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.

## Mailed to:

WAL MART STORES EAST LP  
PO BOX 8050  
BENTONVILLE AR 72712-8055

WALMART  
36205 HWY 27  
HAINES CITY FL 33844



## CITY OF HAINES CITY VIOLATION NOTICE

<b>Case Number:</b> 36874	<b>Date of Violation:</b> 11/01/2024	<b>Property Address:</b> 36205 US HWY 27
<b>Property Owner(s):</b> WAL MART STORES EAST LP	<b>Property Owner(s) Address:</b> PO BOX 8050 BENTONVILLE, AR 72712-8055	<b>Bank/Occupant Name &amp; Address:</b> WALMART 36205 HWY 27 HAINES CITY FL 33844
<b>Parcel Number:</b> 27-27-20-000000-033010		
<b>Property Description:</b> NW1/4 OF NW1/4 LESS S 40 FT OF W 865 FT FOR R/W & LESS HWY 27 R/W & LESS COMM NW SEC COR RUN E 130.5 FT S ALONG E R/W US 27 233.61 FT E 10 FT S 216.39 FT TO POB E 450 FT S 250 FT W 435 FT N ALONG E R/W US 27 116.37 FT W 15 FT N 133.61 FT TO POB EXCEPT FOR THAT PT OF LESSED PARCEL LYING WITHIN THE ESMT AS DESC IN OR 3537 PG 119 & LESS COMM NW COR OF SEC S0-21-57E ALONG SAID W LINE 1334.11 FT TO SW COR OF NW1/4 OF NW1/4 N89-52-08E ALONG SAID S LINE 355.48 FT N0-07-52W 40 FT TO NLY R/W OF SOUTHERN DUNES BLVD & POB S89-52-08W ALONG NLY R/W 191.3 FT TO ELY R/W OF US HWY 27 N0-05-36W ALONG SAID R/W 125.28 FT S78-51-02E 170.41 FT SELY ALONG CURVE 26.78 FT S12-07-55E 2.46 FT SELY ALONG CURVE 4.84 FT S79-07-55E 15.78 FT S11-13-49W 66.86 FT TO POB		

**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> EXTERIOR PROPERTY SANITATION/HCPMC SEC. 302.1	
<b>Violation(s) Description:</b> 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.	
<b>Narrative:</b> THE PROPERTY IS LITTERED WITH TRASH, JUNK AND DEBRIS. (CHAIN LINK FENCE BY RETENTION POND, PILLOWS AND DEBRIS BY BLUE HERON EXIT)	
<b>Recommended Corrective Action:</b> REMOVE ALL JUNK, TRASH AND DEBRIS. RESTORE PROPERTY TO A CLEAN, SAFE AND SANITARY CONDITION.	
<b>To Be Corrected By:</b> 03/24/2025	
<b>Code Compliance Officer:</b> DONTRELL NORMAN	<b>Certified Mail #:</b> 9489009000276582291498 & 9489009000276582291504