

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

**CITY OF HAINES CITY,**

*Petitioner,*

**vs.**

**ARTEAGA ASSETS LLC**

*Respondent(s),*

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Violation No:36888

**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, MAY 28, 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 04/07/2025

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, ARTEAGA ASSETS LLC, 121 WOODLAND DR, HAINES CITY, FL. 33844-5839.

Return Receipt Number: **9489009000276687338968**

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.

# Special Magistrate for the City of Haines City

**CITY OF HAINES CITY,**

*Petitioner,*

**vs.**

**ARTEAGA ASSETS LLC**

Violation No:36888

*Respondent(s),*

**STATE OF FLORIDA**

**COUNTY OF POLK**


## **AFFIDAVIT OF VIOLATION**

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

1. That ARTEAGA ASSETS LLC of 121 WOODLAND DR, HAINES CITY, FL 33844-5839, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 2525 SCENIC HIGHWAY S, 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 7TH day of APRIL, 2025, by DAVID JIMENEZ, who is personally known to me or has produced as identification.

  
\_\_\_\_\_  
DAVID JIMENEZ  
as the Code Officer for Haines City


4-7-25  
\_\_\_\_\_  
Date

STATE OF FLORIDA  
COUNTY OF POLK

BEFORE ME the undersigned authority personally appeared DAVID JIMENEZ, 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 7, 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, ARTEAGA ASSETS LLC located at 121 WOODLAND DR, HAINES CITY, FL. 33844-5839, and is described as: BATSON HEIGHTS PB 133 PG 1 LOT 4, Sub.: and further described as: 2525 SCENIC HIGHWAY S, HAINES CITY, FL, 33844.

### **Violation:**

FENCE PERMIT/LDR SEC.  
5.2.1 (a):

EXCEPT AS REQUIRED FOR MAINTENANCE OF VISIBILITY AT STREET INTERSECTIONS OR AT INTERSECTIONS OF DRIVEWAYS WITH STREETS, FENCES, WALLS AND HEDGES SHALL BE PERMITTED IN ANY REQUIRED YARD; PROVIDED, HOWEVER THAT NO SOLID FENCE OR SOLID WALL SHALL BE PERMITTED TO EXCEED 8 FEET IN HEIGHT IN ANY SIDE OR REAR YARD, NOR MORE THAN 4 FEET IN HEIGHT IN ANY REQUIRED FRONT YARD. CHAIN FENCES SHALL NOT BE PERMITTED IN ANY REQUIRED FRONT YARD. ALL FENCES SHALL REQUIRE A BUILDING PERMIT.

UNLAWFUL  
STRUCTURE/HCPMC SEC.  
108.1.4:

AN UNLAWFUL STRUCTURE IS ONE FOUND IN WHOLE OR PART TO BE OCCUPIED BY MORE PERSONS THAN PERMITTED UNDER THIS CODE, OR WAS ERECTED, ALTERED OR OCCUPIED CONTRARY TO LAW.

Mailed to:

ARTEAGA ASSETS LLC  
121 WOODLAND DR  
HAINES CITY, FL. 33844-5839



## CITY OF HAINES CITY VIOLATION NOTICE

<b>Case Number:</b> 36888	<b>Date of Violation:</b> 11/04/2024	<b>Property Address:</b> 2525 SCENIC HIGHWAY S
<b>Property Owner(s):</b> ARTEAGA ASSETS LLC	<b>Property Owner(s) Address:</b> 121 WOODLAND DR HAINES CITY, FL 33844-5839	<b>Bank/Occupant Name &amp; Address:</b>
<b>Parcel Number:</b> 27-28-04-815026-000040		
<b>Property Description:</b> BATSON HEIGHTS PB 133 PG 1 LOT 4		

### 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> FENCE PERMIT/LDR SEC. 5.2.1 (a)	
<b>Violation(s) Description:</b> EXCEPT AS REQUIRED FOR MAINTENANCE OF VISIBILITY AT STREET INTERSECTIONS OR AT INTERSECTIONS OF DRIVEWAYS WITH STREETS, FENCES, WALLS AND HEDGES SHALL BE PERMITTED IN ANY REQUIRED YARD; PROVIDED, HOWEVER THAT NO SOLID FENCE OR SOLID WALL SHALL BE PERMITTED TO EXCEED 8 FEET IN HEIGHT IN ANY SIDE OR REAR YARD, NOR MORE THAN 4 FEET IN HEIGHT IN ANY REQUIRED FRONT YARD. CHAIN FENCES SHALL NOT BE PERMITTED IN ANY REQUIRED FRONT YARD. ALL FENCES SHALL REQUIRE A BUILDING PERMIT.	
<b>Violation(s):</b> UNLAWFUL STRUCTURE/HCPMC SEC. 108.1.4	
<b>Violation(s) Description:</b> AN UNLAWFUL STRUCTURE IS ONE FOUND IN WHOLE OR PART TO BE OCCUPIED BY MORE PERSONS THAN PERMITTED UNDER THIS CODE, OR WAS ERECTED, ALTERED OR OCCUPIED CONTRARY TO LAW.	
<b>Narrative:</b> THERE A MULTIPLE VIOLATIONS AT THIS PROPERTY: 1. A MASONRY FENCE HAS BEEN ERECTED WITHOUT FIRST OBTAINING A PERMIT. 2. ALSO, THERE IS AN ACCESSORY STRUCTURE IN THE REAR THAT HAS BEEN ERECTED WITHOUT A PERMIT.	
<b>Recommended Corrective Action:</b> OBTAIN A PERMIT FROM THE HAINES CITY BUILDING DEPARTMENT.	
<b>To Be Corrected By:</b> 04/07/2025	
<b>Code Compliance Officer:</b> DAVID JIMENEZ	<b>Certified Mail #:</b> 9489009000276582291283