

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

CITY OF HAINES CITY,
Petitioner,

Violation No:37579

vs.

**WILLIAM E DIAZ HERNANDEZ, NUBIA ISABEL
MORENO UMANZOR**

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, 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, WILLIAM E DIAZ HERNANDEZ, NUBIA ISABEL MORENO UMANZOR, 240 S 14TH ST, HAINES CITY, FL. 33844-5308.

Return Receipt Number: **9489009000276687338982**

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,

Violation No:37579

Petitioner,

vs.

**WILLIAM E DIAZ HERNANDEZ, NUBIA ISABEL
MORENO UMANZOR**

Respondent(s),

**STATE OF FLORIDA
COUNTY OF POLK**

AFFIDAVIT OF VIOLATION

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

1. That WILLIAM E DIAZ HERNANDEZ, NUBIA ISABEL MORENO UMANZOR of 240 S 14TH ST, HAINES CITY, FL 33844-5308, hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 240 14TH ST 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 ASIF AZEEZ, who is personally known to me or has produced as identification.

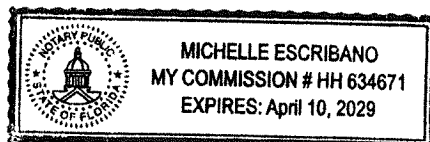
A. Azeez
ASIF AZEEZ
as the Code Officer for Haines City

4/7/2025
Date

**STATE OF FLORIDA
COUNTY OF POLK**

BEFORE ME the undersigned authority personally appeared ASIF AZEEZ, 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)



Michelle Escribano
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, WILLIAM E DIAZ HERNANDEZ, NUBIA ISABEL MORENO UMANZOR located at 240 S 14TH ST, HAINES CITY, FL. 33844-5308, and is described as: SUNSET SUB PB 13 PG 22 BLK 3 LOTS 1 & 2, Sub.: and further described as: 240 14TH ST S, 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.

MOTOR VEHICLES/HCPMC
302.8:

EXCEPT AS PROVIDED FOR IN OTHER REGULATIONS, NO INOPERATIVE OR UNLICENSED MOTOR VEHICLE SHALL BE PARKED, KEPT OR STORED ON ANY PREMISES, AND NO VEHICLE SHALL AT ANY TIME BE IN A STATE OF MAJOR DIS-ASSEMBLY, DISREPAIR, OR IN THE PROCESS OF BEING STRIPPED OR DISMANTLED. PAINTING OF VEHICLES IS PROHIBITED UNLESS CONDUCTED INSIDE AN APPROVED SPRAY BOOTH.

EXCEPTION: A VEHICLE OF ANY TYPE IS PERMITTED TO UNDERGO MAJOR OVERHAUL, INCLUDING BODY WORK, PROVIDED THAT SUCH WORK IS PERFORMED INSIDE A STRUCTURE OR SIMILARLY ENCLOSED AREA DESIGNED AND APPROVED FOR SUCH PURPOSES.

PROHIBITED USES AND
STRUCTURES R-1, R-1-
AAA,R-1-AA,R-1-AX, R-1-
A/LDR SEC.5.6.2 (D) 1:

TRADE OR SERVICE ESTABLISHMENTS OR STORAGE IN CONNECTION WITH SUCH ESTABLISHMENTS, OUTDOOR STORAGE OR LONG-TERM OUTDOOR PARKING OF COMMERCIAL, INDUSTRIAL OR PASSENGER MOTOR VEHICLES, STORAGE OF BUILDING MATERIALS (EXCEPT IN CONNECTION WITH ACTIVE CONSTRUCTION ACTIVITIES ON THE PREMISES), OUTDOOR STORAGE OR USE OF MANUFACTURED HOMES, RECREATIONAL VEHICLES OR TRAILERS EXCEPT AS SPECIFICALLY PERMITTED IN SEC. 6.3.1 OF THE LDR, SIGNS EXCEPT AS SPECIFICALLY PERMITTED HEREIN OR PERMISSIBLE AS AN EXCEPTION.

Mailed to:

WILLIAM E DIAZ HERNANDEZ, NUBIA ISABEL MORENO UMANZOR
240 S 14TH ST
HAINES CITY, FL. 33844-5308



CITY OF HAINES CITY VIOLATION NOTICE

Case Number: 37579	Date of Violation: 04/07/2025	Property Address: 240 14TH ST S
Property Owner(s): WILLIAM E. DIAZ HERNANDEZ, NUBIA ISABEL MORENO UMANZOR	Property Owner(s) Address: 240 S 14TH ST HAINES CITY, FL 33844-5308	Bank/Occupant Name & Address:
Parcel Number: 27-27-28-767500-003010		
Property Description: SUNSET SUB PB 13 PG 22 BLK 3 LOTS 1 & 2		

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): EXTERIOR PROPERTY SANITATION/HCPMC SEC. 302.1
Violation(s) Description: 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.
Violation(s): MOTOR VEHICLES/HCPMC 302.8
Violation(s) Description: EXCEPT AS PROVIDED FOR IN OTHER REGULATIONS, NO INOPERATIVE OR UNLICENSED MOTOR VEHICLE SHALL BE PARKED, KEPT OR STORED ON ANY PREMISES, AND NO VEHICLE SHALL AT ANY TIME BE IN A STATE OF MAJOR DIS-ASSEMBLY, DISREPAIR, OR IN THE PROCESS OF BEING STRIPPED OR DISMANTLED. PAINTING OF VEHICLES IS PROHIBITED UNLESS CONDUCTED INSIDE AN APPROVED SPRAY BOOTH. EXCEPTION: A VEHICLE OF ANY TYPE IS PERMITTED TO UNDERGO MAJOR OVERHAUL, INCLUDING BODY WORK, PROVIDED THAT SUCH WORK IS PERFORMED INSIDE A STRUCTURE OR SIMILARLY ENCLOSED AREA DESIGNED AND APPROVED FOR SUCH PURPOSES.
Violation(s): PROHIBITED USES AND STRUCTURES R-1, R-1-AAA,R-1-AA,R-1-AX, R-1-A/LDR SEC.5.6.2 (D) 1
Violation(s) Description: TRADE OR SERVICE ESTABLISHMENTS OR STORAGE IN CONNECTION WITH SUCH ESTABLISHMENTS, OUTDOOR STORAGE OR LONG-TERM OUTDOOR PARKING OF COMMERCIAL, INDUSTRIAL OR PASSENGER MOTOR VEHICLES, STORAGE OF BUILDING MATERIALS (EXCEPT IN CONNECTION WITH ACTIVE CONSTRUCTION ACTIVITIES ON THE PREMISES), OUTDOOR STORAGE OR USE OF MANUFACTURED HOMES, RECREATIONAL VEHICLES OR TRAILERS EXCEPT AS SPECIFICALLY PERMITTED IN SEC. 6.3.1 OF THE LDR, SIGNS EXCEPT AS SPECIFICALLY PERMITTED HEREIN OR PERMISSIBLE

AS AN EXCEPTION.

Narrative:

THERE ARE MULTIPLE VIOLATIONS AT THIS PROPERTY: 1. THERE IS A VEHICLE PARKED ON THIS PROPERTY WITHOUT A VISIBLE LICENSE PLATE AND/OR IS INOPERABLE. 2. THERE IS PROHIBITED USES OF BUILDING MATERIALS ON THE PROPERTY. THIS PROPERTY IS ZONED AS A R-1 RESIDENTIAL PROPERTY; THEREFORE, THE STORAGE OF THESE MATERIALS IS PROHIBITED IN THIS AREA. 3. THE PROPERTY IS LITTERED WITH JUNK AND TIRES. THIS IS THE SECOND VIOLATION WITHIN 12 MONTHS. A NOTICE OF HEARING WILL BE ISSUED.

Recommended Corrective Action:

1. VEHICLE SHALL HAVE CURRENT LICENSE PLATE REGISTERED TO THAT VEHICLE. SHOW PROOF THAT VEHICLE CAN OPERATE ON ITS OWN POWER AND CAN BE LEGALLY OPERATED ON A PUBLIC STREET. 2. REMOVE ALL BUILDING MATERIALS FROM THE PROPERTY AND STORE IN PROPERLY ZONED AREA. 3. REMOVE ALL JUNK AND TIRES. RESTORE PROPERTY TO A CLEAN, SAFE AND SANITARY CONDITION.

To Be Corrected By: 04/22/2025

Code Compliance Officer: ASIF AZEEZ

Certified Mail #: 9489009000276687338982