

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

CITY OF HAINES CITY,
Petitioner,

Violation No:37741

vs.

F COSTA C & C LLC
MR VARGAS PROPERTY MANAGEMENT LLC
Respondent(s),

NOTICE OF HEARING

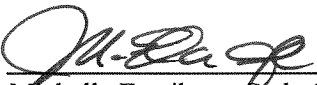
**NOTICE: A FINE AND COSTS MAY BE IMPOSED AT THIS HEARING
PLEASE GOVERN YOURSELF ACCORDINGLY**

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 JUNE 25, 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 recorded 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 06/03/2025

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, F COSTA C & C LLC, 6917 NARCOOSSEE RD STE 728, ORLANDO FL 32822-7002. MR VARGAS PROPERTY MANAGEMENT LLC 2464 RIBBON FALL AVE DAVENPORT FL 33837

Return Receipt Number: **9489009000276687336131 & 9489009000276687336148**

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:37741

Petitioner,

vs.

F COSTA C & C LLC

MR VARGAS PROPERTY MANAGEMENT LLC

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 F COSTA C & C LLC of 6917 NARCOOSSEE RD STE 728, ORLANDO, FL 32822-7002, MR VARGAS PROPERTY MANAGEMENT LLC 2464 RIBBON FALL AVE DAVENPORT FL 33837 hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 2464 RIBBON FALL AVE, 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 3RD day of JUNE, 2025, 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

June 3, 2025
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 June 3, 2025
(AFFIX NOTARY STAMP)



Michelle Escibano
Notary Public, State of Florida

Michelle Escibano
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, F COSTA C & C LLC located at 6917 NARCOOSSEE RD STE 728, ORLANDO FL 32822-7002, MR VARGAS PROPERTY MANAGEMENT LLC 2464 RIBBON FALL AVE DAVENPORT FL 33837 and is described as: CASCADES 1A & 1B PB 193 PG 37-52 BLK 48 LOT 11, Sub.: and further described as: 2464 RIBBON FALL AVE, DAVENPORT , FL, 33837.

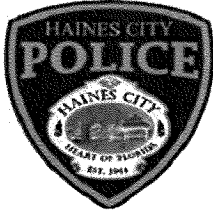
Violation:

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.

Mailed to:

F COSTA C & C LLC
6917 NARCOOSSEE RD STE 728
ORLANDO FL 32822-7002

MR VARGAS PROPERTY MANAGEMENT LLC
2464 RIBBON FALL AVE
DAVENPORT FL 33837



CITY OF HAINES CITY VIOLATION NOTICE

Case Number: 37741	Date of Violation: 05/09/2025	Property Address: 2464 RIBBON FALL AVE
Property Owner(s): F COSTA C & C LLC	Property Owner(s) Address: 6917 NARCOOSSEE RD STE 728 ORLANDO, FL 32822-7002	Bank/Occupant Name & Address: MR VARGAS PROPERTY MANAGEMENT LLC 2464 RIBBON FALL AVE DAVENPORT FL 33837
Parcel Number: 27-26-31-709007-048110		
Property Description: CASCADES 1A & 1B PB 193 PG 37-52 BLK 48 LOT 11		

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): 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.	
Narrative: THERE IS A VEHICLE PARKED ON THE STREET THAT PERTAINS TO THIS PROPERTY THAT EITHER HAS AN EXPIRED LICENSE PLATE AND/OR IS INOPERABLE.	
Recommended Corrective Action: 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.	
To Be Corrected By: 06/03/2025	
Code Compliance Officer: JOEL YANEZ	Certified Mail #: 9489009000276687336971 & 9489009000276687336988