

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

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

Violation No:37436

vs.

**WENDY'S HOUSE RENOVATE INC**  
Wendy Hayme, Turcios Bejarano  
*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 25TH 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 05/15/2025

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, WENDY'S HOUSE RENOVATE INC, 100 SPANISH MOSS RD, DAVENPORT FL 33837-5512. Wendy Hayme, Turcios Bejarano 1823 PRYOR AVE HAINES CITY FL 33844

Return Receipt Number: **9489009000276687337442 & 9489009000276687337459**

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:37436

**vs.**

**WENDY'S HOUSE RENOVATE INC**  
Wendy Hayme, Turcios Bejarano  
*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 WENDY'S HOUSE RENOVATE INC of 100 SPANISH MOSS RD, DAVENPORT, FL 33837-5512, Wendy Hayme, Turcios Bejarano 1823 PRYOR AVE HAINES CITY FL 33844 hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 1823 PRYOR 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 15TH day of MAY, 2025, by DONTRELL NORMAN, who is personally known to me or has produced as identification.

  
DONTRELL NORMAN  
as the Code Officer for Haines City

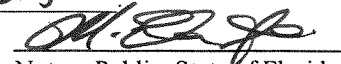
May 15, 2025  
Date


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 May 15, 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, WENDY'S HOUSE RENOVATE INC located at 100 SPANISH MOSS RD, DAVENPORT FL 33837-5512, Wendy Hayme, Turcios Bejarano 1823 PRYOR AVE HAINES CITY FL 33844 and is described as: BRYAN CREST SUB PB 12 PG 49 BLK 4 LOTS 1 & 2, Sub.: and further described as: 1823 PRYOR AVE, 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.

PARKING OF CERTAIN  
OTHER VEHICLES WITHIN  
THE CITY /LDR SEC. 11.4.2  
(D):

THE PARKING OF TRACTOR UNITS (USED FOR PULLING TRAILERS), TRACTOR TRAILERS, FULL TRAILERS, STRAIGHT, PANEL, DUMP TRUCKS, BUSES AND ANY VEHICLE RATED GREATER THAN ONE TON BY THE MANUFACTURER, EXCEPT AS PROVIDED OTHERWISE HEREIN, IS NOT PERMITTED IN ANY RESIDENTIAL DISTRICT. SUCH VEHICLES MAY BE PARKED ON PRIVATE PROPERTY ONLY IN THE COURSE OF MAKING DELIVERIES OR PICKUPS OR IN RENDERING SERVICES.

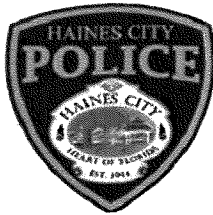
PREMISES  
IDENTIFICATION/HCPMC  
SEC. 304.3:

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm).

Mailed to:

WENDY'S HOUSE RENOVATE INC  
100 SPANISH MOSS RD  
DAVENPORT FL 33837-5512

Wendy Hayme, Turcios Bejarano  
1823 PRYOR AVE  
HAINES CITY FL 33844



## CITY OF HAINES CITY VIOLATION NOTICE

<b>Case Number:</b> 37436	<b>Date of Violation:</b> 03/06/2025	<b>Property Address:</b> 1823 PRYOR AVE
<b>Property Owner(s):</b> WENDY'S HOUSE RENOVATE INC	<b>Property Owner(s) Address:</b> 100 SPANISH MOSS RD DAVENPORT, FL 33837-5512	<b>Bank/Occupant Name &amp; Address:</b> Wendy Hayme, Turcios Bejarano 1823 PRYOR AVE HAINES CITY FL 33844
<b>Parcel Number:</b> 27-27-21-751500-004010		
<b>Property Description:</b> BRYAN CREST SUB PB 12 PG 49 BLK 4 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.

<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>Violation(s):</b> MOTOR VEHICLES/HCPMC 302.8
<b>Violation(s) Description:</b> 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.
<b>Violation(s):</b> PARKING OF CERTAIN OTHER VEHICLES WITHIN THE CITY /LDR SEC. 11.4.2 (D)
<b>Violation(s) Description:</b> THE PARKING OF TRACTOR UNITS (USED FOR PULLING TRAILERS), TRACTOR TRAILERS, FULL TRAILERS, STRAIGHT, PANEL, DUMP TRUCKS, BUSES AND ANY VEHICLE RATED GREATER THAN ONE TON BY THE MANUFACTURER, EXCEPT AS PROVIDED OTHERWISE HEREIN, IS NOT PERMITTED IN ANY RESIDENTIAL DISTRICT. SUCH VEHICLES MAY BE PARKED ON PRIVATE PROPERTY ONLY IN THE COURSE OF MAKING DELIVERIES OR PICKUPS OR IN RENDERING SERVICES.

<b>Violation(s):</b> PREMISES IDENTIFICATION/HCPMC SEC. 304.3	
<b>Violation(s) Description:</b> BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm).	
<b>Narrative:</b> THERE ARE A MULTIPLE VIOLATIONS ON THIS PROPERTY. 1. THE PROPERTY IS LITTERED WITH TRASH, JUNK AND DEBRIS. 2. THERE IS A COMMERCIAL TRAILER BEING PARKED/STORED ON THE PROPERTY. 3. THERE IS A VEHICLE PARKED A THE PROPERTY THAT HAS NO TAG ON IT. 4. THERE IS NO VISIBLE HOUSE NUMBERS ON THE PROPERTY.	
<b>Recommended Corrective Action:</b> 1. REMOVE ALL JUNK, TRASH AND DEBRIS. RESTORE PROPERTY TO A CLEAN, SAFE AND SANITARY CONDITION. ***COMPLIED*** 2. REMOVE TRAILER FROM PROPERTY. 3. PUT TAG ON VEHICLE OR REMOVE VEHICLE FROM PROPERTY. ***COMPLIED*** 4. PUT 4 INCH TALL NUMBERS ON THE HOUSE SO THAT THEY ARE VISIBLE FROM THE STREET.	
<b>To Be Corrected By:</b> 06/23/2025	
<b>Code Compliance Officer:</b> DONTRELL NORMAN	<b>Certified Mail #:</b> 9489009000276687338272 & 9489009000276687338289