

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

CITY OF HAINES CITY,
Petitioner,

Violation No:37322

vs.

HAINES CITY INVESTMENTS LLC
HAINES CITY INVESTMENTS 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 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 05/01/2025

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, HAINES CITY INVESTMENTS LLC, PO BOX 1610, COCKEYSVILLE, MD 21030-7610. HAINES CITY INVESTMENTS LLC 35799 US HIGHWAY 27 HAINES CITY FL 33844

Return Receipt Number: **9489009000276687337565 & 9489009000276687337572**

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:37322

Petitioner,

vs.

HAINES CITY INVESTMENTS LLC

HAINES CITY INVESTMENTS LLC

Respondent(s),

**STATE OF FLORIDA
COUNTY OF POLK**

AFFIDAVIT OF VIOLATION

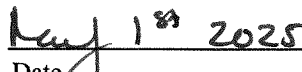
BEFORE ME, the undersigned authority, personally appeared DONTRELL NORMAN, Code Officer for the City of Haines City, Florida, who after being duly sworn, deposes and states:

1. That HAINES CITY INVESTMENTS LLC of PO BOX 1610, COCKEYSVILLE, MD 21030-7610, HAINES CITY INVESTMENTS LLC 35799 US HIGHWAY 27 HAINES CITY FL 33844 hereinafter referred to as "RESPONDENT", is the owner and/or responsible party of the real property located at 35799 US HIGHWAY 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 1ST 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



Date May 1st 2025

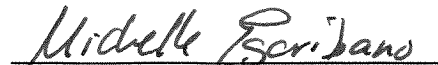
**STATE OF FLORIDA
COUNTY OF POLK**

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 1, 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, HAINES CITY INVESTMENTS LLC located at PO BOX 1610, COCKEYSVILLE, MD 21030-7610, HAINES CITY INVESTMENTS LLC 35799 US HIGHWAY 27 HAINES CITY FL 33844 and is described as: COMM NW COR OF SW1/4 OF SEC E ALONG N LINE OF SW1/4 160.69 FT S 20 FT TO POB SAID PT BEING ON S R/W LINE OF POLK CITY RD E ALONG SAID R/W LINE 269.36 TO E LINE OF W 430 FT OF NW1/4 OF NW1/4 OF SW1/4 OF SEC S ALONG SAID E LINE 452.59 FT N 88 DEG 34 MIN 26 SEC W 68.96 FT N 236.9 FT N 88 DEG 58 MIN 38 SEC W 36.52 FT W 126.21 FT S 48 DEG 01 MIN 36 SEC W 112.72 FT TO PT ON E R/W LINE OF SR 25/US HWY 27 N ALONG SAID R/W LINE 249.36 FT N 45 DEG 18 MIN 22 SEC E 28.45 FT E 22.7 FT N 20.26 FT TO POB , Sub.: and further described as: 35799 US HIGHWAY 27, HAINES CITY, FL, 33844.

Violation:

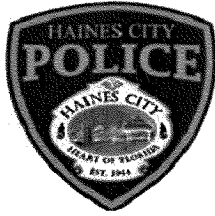
EXTERIOR PROPERTY
SANITATION/HCPMC SEC.
302.1:

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:

HAINES CITY INVESTMENTS LLC
PO BOX 1610
COCKEYSVILLE, MD 21030-7610

HAINES CITY INVESTMENTS LLC
35799 US HIGHWAY 27
HAINES CITY FL 33844



CITY OF HAINES CITY VIOLATION NOTICE

Case Number: 37322	Date of Violation: 02/12/2025	Property Address: 35799 US HIGHWAY 27
Property Owner(s): HAINES CITY INVESTMENTS LLC	Property Owner(s) Address: PO BOX 1610 COCKEYSVILLE, MD 21030-7610	Bank/Occupant Name & Address: HAINES CITY INVESTMENTS LLC 35799 US HIGHWAY 27 HAINES CITY FL 33844
Parcel Number: 27-27-20-000000-043100		
Property Description: COMM NW COR OF SW1/4 OF SEC E ALONG N LINE OF SW1/4 160.69 FT S 20 FT TO POB SAID PT BEING ON S R/W LINE OF POLK CITY RD E ALONG SAID R/W LINE 269.36 TO E LINE OF W 430 FT OF NW1/4 OF NW1/4 OF SW1/4 OF SEC S ALONG SAID E LINE 452.59 FT N 88 DEG 34 MIN 26 SEC W 68.96 FT N 236.9 FT N 88 DEG 58 MIN 38 SEC W 36.52 FT W 126.21 FT S 48 DEG 01 MIN 36 SEC W 112.72 FT TO PT ON E R/W LINE OF SR 25/US HWY 27 N ALONG SAID R/W LINE 249.36 FT N 45 DEG 18 MIN 22 SEC E 28.45 FT E 22.7 FT N 20.26 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.

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.	
Narrative: THE PROPERTY IS LITTERED WITH TRASH, JUNK AND DEBRIS.	
Recommended Corrective Action: REMOVE ALL JUNK, TRASH AND DEBRIS. RESTORE PROPERTY TO A CLEAN, SAFE AND SANITARY CONDITION.	
To Be Corrected By: 06/23/2025	
Code Compliance Officer: DONTRELL NORMAN	Certified Mail #: 9489009000276582288900 & 9489009000276582288917