

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0057

ALVAREZ EBIFANIO

Respondents,

TO: ALVAREZ EBIFANIO
6067 NE ROAN ST
ARCADIA FL 34266

RE: 200 WINIFRED ST, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **May 22, 2025 at 11:00 am** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this _____ day of _____ 2025.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S Mail on this _____ day of _____, 2025.

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052700462269172

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0057

ALVAREZ EBIFANIO

Respondents,

AFFIDAVIT OF VIOLATION
(LDR Sect. 20-1581(b))

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: ALVAREZ EBIFANIO, 6067 NE ROAN ST, ARCADIA FL 34266.

An inspection on August 13, 2024, Code Enforcement Officer visited your property located at 200 WINIFRED ST, ARCADIA FL 34266 described and zoned as: CITY, R-3

DeSoto County Tax Parcel Number #25-37-24-0A00-0290-0000 more particularly described by deed or instrument number #202014003248 of the Official Records of DeSoto County, Florida.

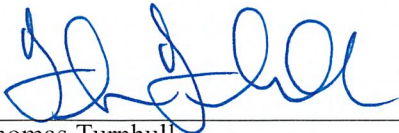
The inspection resulted in the findings that the property is: Expired Building Permit (Development permit required).

These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, copies of which are attached hereto.

You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated January 29, 2024 and served by certified receipt requested/posting.

You are hereby notified that you must clear the violation(s): Contact the Desoto County Building department at (863) 993-4811 and renew your permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit. Please contact our office to get this issue resolved 863-491-6165.

Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.



Thomas Turnbull
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Sworn to and subscribed before me this 27th day of March, 2025 Affiant is personally known to me.

Sarah
Notary Public



CODE ENFORCEMENT CASE

CASE NUMBER: 24-0057

Name	ALVAREZ EBIFANIO
Property Address	200 WINIFRED ST
Zoning	CITY R-3
Violation (1)	LDR 20-1342 EXPIRED BUILDING PERMIT
Violation (2)	0

CASE NOTES

1/25/2024	COMPLAINT RECEIVED
1/26/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
1/29/2024	POSTED N2C TOOK PHOTOS
2/8/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
2/13/2024	PERMIT RENEWD
8/13/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
8/28/2024	EMAIL FROM BUILDING DEPARTMENT
9/3/2024	PERMIT RENEWD
2/28/2025	PERMIT HAS EXPIRED AGAIN
3/27/2025	PERMIT HAS EXPIRED AGAIN
3/27/2025	TURN IN FOR REVIEW

Special Master Order

_____ Violation founded _____ Owner Present _____
Correct violations within ____ days of date of hearing
C & D for two years: __Yes __ No.
\$ _____ Fine per day, per violation.
Cost of \$ _____ to be paid in _____ days.

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per copy	0	\$	-
SERVICE	Number of Certified letters @ \$6.11 per letter	1	\$	9.64
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	1	\$	9.64
TOTAL			\$	19.28

X	PROPERTY CARD
X	TAX RECORD
X	DEED

		Accepted	Rejected
2/5/2024	N2C GREEN CARD RETURN DATE	X	
	HEARING GREEN CARD RETURN DATE		

Code Enforcement Case: CE-24-0057

Entered on: 01/26/2024 12:48 PM

Printed on: 03/27/2025

Topic: Expired Building permit within City limits

Status: Open - Turn in for SM

Due Date: 03/27/25

Assigned To: Thomas Turnbull

Initiated by: Building Department

Area #: CITY

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 200 WINIFRED ST , 34266

Phone:

Cell #:

APN : 25-37-24-0A00-0290-0000

Owner Information

Owner Name: ALVAREZ EBIFANIO

Address: 6067 NE ROAN ST
ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	01/25/2024	2:57 pm	Request 4025- BUILDING DEPARTMENT - Expired building permit # BLDR-7809-2022, for alteration, remodel and repair.
Inspection / Site Visit	Thomas Turnbull	01/26/2024	9:07 am	The building permit has expired, BLDR-7809-2022. Took photos.
Notice of Violation	Thomas Turnbull	01/29/2024	7:43 am	> Inspection Time:9:07 am, Send to (Owner - Cert no=95890710527015883879), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	01/29/2024	8:44 am	Posted the N2C and mail out the letter, Took photos.
Return Receipt Received	Thomas Turnbull	02/05/2024	1:18 pm	The green card was signed and returned.
Inspection / Site Visit	Thomas Turnbull	02/08/2024	12:20 pm	The building permit has not been renewed, it still expired. Took photo.
Case Notes	Thomas Turnbull	02/13/2024	11:19 am	Per the building department, they renew the building permit, new date is. 8/13/2024.
Inspection / Site Visit	Thomas Turnbull	08/13/2024	9:25 am	It will expire at the end of the day. Took photo. I will check again.
E-mail Correspondence	Sarah Milstead	08/28/2024	11:02 am	The permit above has been renewed by the property owner. The new expiration date is 02/24/2025. Sincerely, Juana Sanchez Permit Technician – Building Department
Case Notes	Thomas Turnbull	09/03/2024	7:50 am	The permit was renewed and has expired date 2/24/2025
Case Notes	Thomas Turnbull	02/28/2025	7:55 am	The building permit is still expired, will turn in the next special master hearing.
Case Notes	Thomas Turnbull	03/27/2025	2:56 pm	The building permit is still expired.
Submitted for Special Master Review and approval	Thomas Turnbull	03/27/2025	3:15 pm	Turn in for review

Violations

#	Violation Type	Due Date	Status	Closed Date
	LDR Sec. 20-1342 - Expired Building Permit (Development permit required)		Open	
1	Corrections Required:Contact the Desoto County Building department at (863) 993-4811 and renew your permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit			

<i>Additional Addresses</i>
Address Type:Complainant Name:BUILDING DEPARTMENT Address:201 E OAK ST Phone:(863) 993-4811 Cell #:

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/27/2025

Parcel: << 25-37-24-0A00-0290-0000 (7314) >>

Owner & Property Info

Result: 2 of 8

Owner	ALVAREZ EBIFANIO 6067 NE ROAN ST ARCADIA, FL 34266		
Site	200 WINIFRED ST, ARCADIA		
Description*	LANDS NOT DIVIDED BEG SE COR OF NE1/4 OF SE1/4 TH W ON LAND LI 354 FT TH N 30 FT TO POB TH N 678 FT TH W 175 FT TH S 678 FT TH E TO POB LESS S 271 FT & LESS RD R/W OR 572/2969 INST:201914008093 INST:202014003248		
Area	1.19 AC	S/T/R	25-37-24
Use Code**	MULTI-FAMILY < 10 UT (0800)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

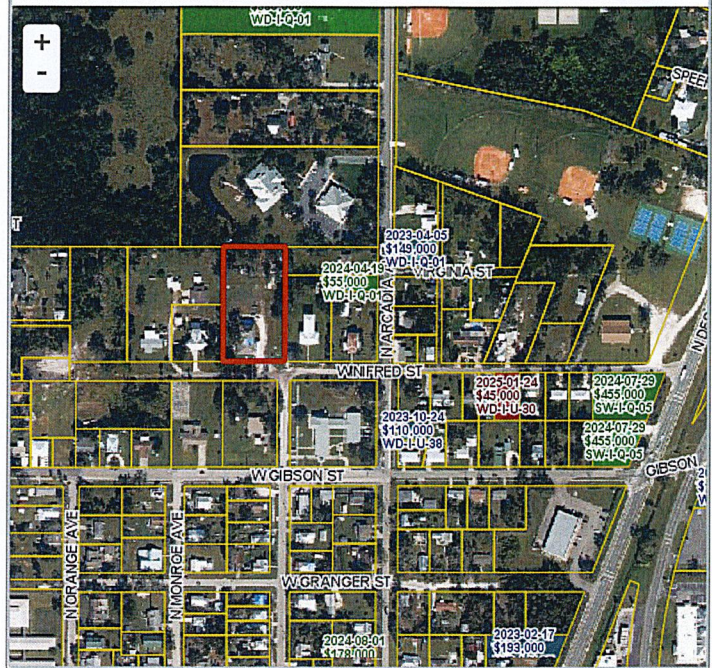
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$25,000	Mkt Land	\$25,000
Ag Land	\$0	Ag Land	\$0
Building	\$82,691	Building	\$103,374
XFOB	\$983	XFOB	\$983
Just	\$108,674	Just	\$129,357
Class	\$0	Class	\$0
Appraised	\$108,674	Appraised	\$129,357
SOH/10% Cap	\$0	SOH/10% Cap	\$9,816
Assessed	\$108,674	Assessed	\$129,357
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$108,674 city:\$108,674 other:\$108,674 school:\$108,674	Total Taxable	county:\$119,541 city:\$119,541 other:\$119,541 school:\$129,357

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Building Photo Google Maps

© 2024 © 2023 © 2020 © 2017 Sales



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/5/2020	\$79,000	202014003248	WD	I	U	30
12/17/2019	\$75,000	201914008093	WD	I	Q	01
12/3/2005	\$125,000	572 / 2969	WD	I	Q	
4/20/1990	\$90,000	269 / 1389	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	M/FAM LOW (2200)	1930	4470	5430	\$103,374

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
1991	SHED-F	1980	\$131.00	100.00	10 x 10
2003	SIDEWALK	1930	\$84.00	135.00	0 x 0
0860	DRVWY CONC	1930	\$434.00	695.00	0 x 0
1455	FENCE VINYL	2022	\$334.00	18.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0800	MULTI-FAM (MKT)	1.000 UT (1.190 AC)	1.0000/1.0000 1.0000/ /	\$25,000 /UT	\$25,000	R-3

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 2 of 8

© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 3/27/2025 and may not reflect the data currently on file at our office.

LANDS NOT DIVIDED
BEG SE COR OF NE1/4 OF SE1/4
TH W ON LAND LI 354 FT TH N 30

ALVAREZ EBIFANIO
6067 NE ROAN ST
ARCADIA, FL 34266

2024

25-37-24-0A00-0290-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	PD	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	15	CONC BLOCK 90	2200	03	4,719	97.3539	73.02	344,581	1930	1930	0	0	30	50.00	30.00	VALUATION BY													
Exterior Wall	04	SINGLE SID 10	1 M/FAM LOW - 0% - 2021													Tax Group: 1													
Roof Cover	06	ASB SHINGL 100	Heated Area: 4470													Tax Dist:													
Interior Wall	03	PLASTER 100														BUILDING MARKET VALUE													
Interior Floor	09	PINE WOOD 100														TOTAL MARKET OB/XF VALUE													
Air Condition	02	WINDOW 100														TOTAL LAND VALUE - MARKET													
Heating Type	01	NONE 100														TOTAL MARKET VALUE													
Bedrooms	1	100														SOH/AGL Deduction													
Bathrooms	1	100														ASSESSED VALUE													
Frame	03	MASONARY 100														TOTAL EXEMPTION VALUE													
Story Height	0	100														BASE TAXABLE VALUE													
RMS	0	100														TOTAL JUST VALUE													
Stories	1	100														NCOM VALUE													
Fireplace	01	FPLC-A 100														INCOME VALUE													
Units	4	100														PREVIOUS YEAR MKT VALUE													
Quality	02	BELOW AVG														RECHECK UCP, HOUSE													
DOR CODE	0800	MULTI-FAMILY < 10 UT																											
MAP NUM		MKT AREA														PERMIT NUM													
NEIGHBORHOOD/LOC	400000.00	1.00/														22-7809													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											DESCRIPTION														
BAS	4,233	100	4,233	92,728											AMT														
FEP	144	80	115	2,519											ISSUED														
FEP	153	80	122	2,672											22-7809														
FOP	45	30	14	307											FIX ROTTEN WOOD														
FOP	90	30	27	592											3,000														
FSP	225	55	124	2,716											01/21/2022														
PTO	160	5	8	175																									
UCP	270	20	54	1,183																									
UCP	110	20	22	482																									
TOTALS	5,430		4,719	103,374																									
EXTRA FEATURES															200 WINIFRED ST, ARCADIA														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	1991	SHED-F	0	0	10	10			5.25	100	1980	1980	3	25	131														
2	2003	SIDEWALK	0	0	0	0			2.50	100	1930	1930	3	25	84														
3	0860	DRVWY CONC	0	0	0	0			2.50	100	1930	1930	3	25	434														
4	1455	FENCE VINYL	0	0	0	0			18.75	100	2023	2022		99	334														
TOTAL OB/XF															983														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0800	C	MULTI-FAM	0		R-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	25,000.00	25,000.00	25,000												
REVIEW DATE 01/22/2024 BY AS Total Acres: 1.19 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/06/2024 BY SYS																													

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 554100 2024

R 25-37-24-0A00-0290-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$910.34
SCHOOL LRE	.0030960	\$400.49
SCHOOL DISC	.0022480	\$290.79
CITY OF ARCADIA	.0079000	\$944.37
SOUTHWEST WATER MGMT	.0001909	\$22.82
TOTAL AD-VALOREM:		\$2,568.81

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE RESCUE-ARCADIA	\$308.00
Asmt - SOLID WASTE	\$182.00
TOTAL NON-AD VALOREM:	\$490.00

COMBINED TAXES & ASMTS: \$3,058.81

DISCOUNT: \$0.00

UNPAID BALANCE: \$3,058.81

ALVAREZ EBIFANIO
6067 NE ROAN ST
ARCADIA , FL 34266 - 0000

1.190 ACRES
 LANDS NOT DIVIDED
 BEG SE COR OF NE1/4 OF SE1/4
 TH W ON LAND LI 354 FT TH N 30
 FT TO POB TH N 678 FT TH W 175

FAIR MKT VALUE	\$129,357.00	DIST	1
ASSESS	\$119,541.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$119,541.00		

 **pay this bill**

Exemptions:

Property Address:
200 WINIFRED ST ARCADIA 34266

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
2537240A0002900000	R	2024	\$2,568.81	\$490.00	N/A	\$0.00	\$3,058.81
2537240A0002900000	R	2023	\$2,319.33	\$490.00	2/28/2025	\$3,246.41	\$0.00
2537240A0002900000	R	2022	\$2,203.88	\$490.00	4/29/2024	\$3,117.34	\$0.00
2537240A0002900000	R	2021	\$2,102.67	\$490.00	5/3/2022	\$2,674.77	\$0.00
2537240A0002900000	R	2020	\$2,144.32	\$490.00	4/1/2021	\$2,634.32	\$0.00
2537240A0002900000	R	2019	\$3,244.23	\$490.00	5/15/2020	\$3,850.22	\$0.00
2537240A0002900000	R	2018	\$3,244.10	\$490.00	11/17/2018	\$3,584.74	\$0.00
2537240A0002900000	R	2017	\$3,182.48	\$490.00	10/4/2018	\$4,197.58	\$0.00
2537240A0002900000	R	2016	\$3,223.63	\$245.00	7/16/2018	\$3,966.09	\$0.00
2537240A0002900000	R	2015	\$3,266.46	\$122.50	12/29/2017	\$3,873.53	\$0.00
2537240A0002900000	R	2014	\$3,220.28	\$122.50	3/22/2017	\$3,821.08	\$0.00

After Recording Return to:
Carolyn Helewski
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266

This Instrument Prepared by:
Carolyn Helewski
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
25-37-24-0A00-0290-0000
File No.: 2020-29283

WARRANTY DEED

This Warranty Deed, Made the 5th day of June, 2020, by **Gerald Adams, a single man**, whose post office address is: **P.O. Box 1111, Oneco, FL 34264**, hereinafter called the "Grantor", to **Ebifanio Alvarez**, whose post office address is: **6067 NE Roan St, Arcadia, FL 34266**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Seventy Nine Thousand Dollars and No Cents (\$79,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **DeSoto County, Florida**, to wit:

BEGINNING at the Southeast corner of the NE ¼ of the SE ¼ of Section 25, Township 37 South, Range 24 East, DeSoto County, Florida; thence run West along the Southern boundary of said quarter section, 354 feet; thence North, 30 feet to Point of Beginning; thence North, 678 feet; thence West, 175 feet; thence South, 678 feet; thence East, 175 feet to the Point of Beginning. LESS AND EXCEPT THE SOUTH 271 FEET.

A/K/A Parcel No. 3, less the South 271 feet thereof, as per map or plat thereof recorded in Plat Book 6, Page 58, Public Records of DeSoto County, Florida.

Subject to an Access Easement recorded in O.R. Book 247, Page 1344 and O.R. Book 247, Page 1348, Public Records of DeSoto County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Carolyn Helewski Gerald Adams
Printed Name: Carolyn Helewski Gerald Adams

Witness Signature: Oralia Ramirez
Printed Name: Oralia Ramirez

State of Florida
County of DeSoto

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of June, 2020 by Gerald Adams. He/She/They is/are ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

Carolyn Helewski My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Carolyn Helewski
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



Customer Information

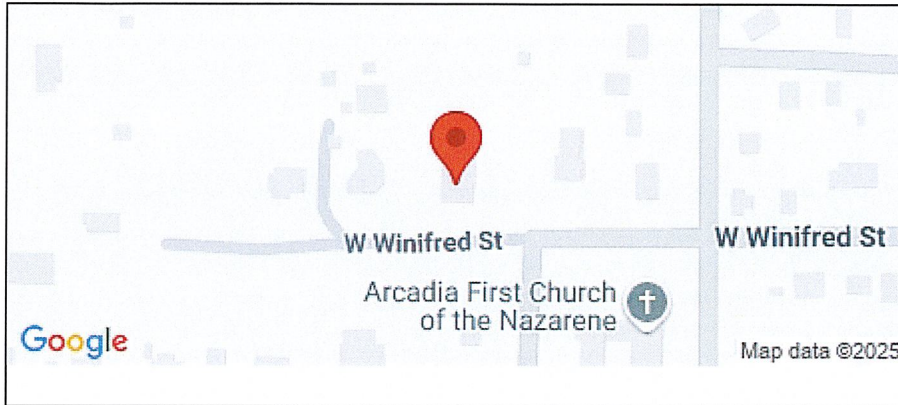
Name: BUILDING DEPARTMENT
Address: 201 E OAK ST

Phone: (863) 993-4811
Alt. Phone:
Email:

Request Classification

Topic: Expired Building Permit
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 200 W Winifred St

Request type: Problem
Priority: Normal
Entered Via: Phone



Time of Day:
Property APN:
Property APN:

Description

Expired building permit # BLDR-7809-2022, for alteration, remodel and repair.

Reason Closed

Turn into a code case, number CE 24-0057

Date Expect Closed: 02/04/2024

Date Closed: 01/26/2024 12:49 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

Sec. 20-1342. - Development permit required prior to undertake any development activity.

Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. No development activity shall be undertaken unless authorized by a development order or development permit.

(LDR, § 12002; Ord. No. 2012-01, § 12002, 5-22-2012)



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163



NOTICE to CORRECT VIOLATION

ALVAREZ EBIFANIO
6067 NE ROAN ST
ARCADIA, FL 34266

RE: 200 WINIFRED ST
PIN #: 25-37-24-0A00-0290-0000
Case No: CE-24-0057

Date: January 29, 2024

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine area patrol and was found to be in violation of the below listed Ordinance(s):

LDR Sec. 20-1342 Expired Building Permit (Development permit required): It has been reported that an building permit has expied without having been completed and inspected by the County.

Facts constituting violation (including date, time, and place of violation): On **January 26, 2024** at **9:07 am**, the property located at **200 WINIFRED ST** was visited and revealed the following:

The building permit number BLDR-7809-2022 has expired. Need to make contact with the Building Department at 863-993-4811.

You must correct the violation(s) by taking the appropriate steps.

Contact the Desoto County Building department at (863) 993-4811 and renew your **Due by: February 8, 2024 permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit**

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

Sincerely

Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 95890710527015883879



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee X <i>Cris Ralk</i>	
1. Article Addressed to: ALVAREZ EBIFANIO 6067 NE ROAN ST ARCADIA, FL 34266		B. Received by (Printed Name) <i>CRR</i> C. Date of Delivery <i>2/1/24</i>	
2. Article Number (Transfer from service label) 9589 0710 5270 1588 3879 31		D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ <i>4.40</i> Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <i>3.65</i> ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ <i>1.64</i> Total Postage and Fees \$ <i>8.69</i>	ARCADIA POST OFFICE JAN 31 2024 Postmark Here 34266-USPS
ALVAREZ EBIFANIO 6067 NE ROAN ST ARCADIA, FL 34266	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6163
Fax (863)491-6163

NOTICE to CORRECT VIOLATION

ALVAREZ EBIFANIO
8667 NE ROAN ST
ARCADIA, FL 34266

RE: 200 WINIFRED ST
PIN #: 25-37-24-0A00-0290-0090
Case No: CE-24-0057

Date: January 29, 2024

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine area patrol and was found to be in violation of the below listed Ordinance(s):

BLDR Sec. 20-1342 Expired Building Permit (Development permit required): It has been reported that an building permit has expired without having been completed and inspected by the County.

Facts constituting violation (including date, time and place of violation): On JANUARY 26, 2024 at 9:07 AM, the property located at 200 WINIFRED ST was visited and revealed the following:

The building permit number BLDR-7809-2022 has expired. Need to make contact with the Building Department at 863-993-4811.

You must correct the violation(s) by taking the appropriate steps:

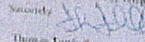
Contact the Desoto County Building department at (863) 993-4811 and renew your **Due by: February 8, 2024** permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit.

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which is void by being by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurred or if the violation is not corrected by the time specified for correction by the code manager, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violator.

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If as a result of the hearing, it is determined that your property is not in violation, any cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6163 or (863) 993-4811.

Sincerely,

Tommy Turnbull
Code Enforcement Officer

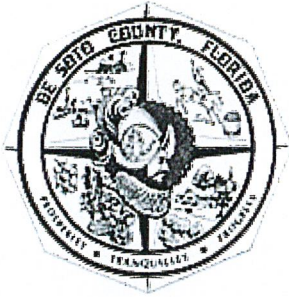
01/29/2024 08:44

TOMMY TURNBULL
200 WINIFRED ST



01/29/2024 08:44

TOMMY TURNBULL
200 WINIFRED ST



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Thomas Turnbull, duly sworn, deposes and says: That on 1-29-24 @ 8:44 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
ALVAREZ EBIFANIO
6067 NE ROAN ST
ARCADIA, FL 34266

at the following location(s): 200 WINIFRED ST

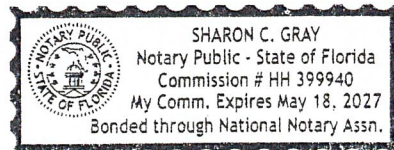
I declare under penalty of perjury that the forgoing is true and correct.

DATE: January 29, 2024

affiant

Sworn to and subscribed before me this 29th day of January, 2024 by
Thomas Turnbull who is personally known OR Produced Identification

Sharon C. Gray
Notary Public





08/13/2024 09:25

TOMMY TURNBULL
200 WINIFRED ST



02/08/2024 12:20

TOMMY TURNBULL
200 WINIFRED ST



Thomas Turnbull

From: Alison Shuman
Sent: Thursday, January 25, 2024 10:33 AM
To: Sharon Gray; Thomas Turnbull
Subject: EXPIRED PERMIT BLDR-7809-2022

This email originated inside of Desoto County BOCC.
Can you look into this?

BLDR-7809-2022 (200 WINIFRED ST ARCADIA, FL 34266) **ACTIVE HOLDS** ▼

NEW PERMIT

-  Summary
-  Details
-  Location
-  Additional Info
-  Workflow
-  Linked Records
-  Holds (1)
-  Contacts (1)
-  Fees (5)
-  Bonds
-  Activities (2)
-  Files (6)

Permit Type *
Building (Residential)

Work Class *
Alteration, Remodel, Repair

Status *
Expired

Description
FIX ROTTEN WOOD

Regards,



Alison M. Shuman
Permit Tech Supervisor



DeSoto County Building Department
201 E. Oak St., Suite #204
Arcadia, FL 34266
Phone 863.993.4811 ext 377
Fax 863.491.6163
www.desotobocc.com

Thomas Turnbull

From: Juana Sanchez
Sent: Wednesday, August 28, 2024 11:02 AM
To: Code Enforcement Dept
Cc: Building Dept
Subject: BLDR-7809-2022 / 200 WINIFRED ST

This email originated inside of DeSoto County BOCC.

Good morning,

The permit above has been renewed by the property owner. The new expiration date is 02/24/2025.

**** DeSoto County Building Department will be closed on Monday, September 2ND, in observance of Labor Day. We will re-open on Tuesday, September 3RD at 8:00am for regular business hours.****

Sincerely,

Juana Sanchez

Permit Technician – Building Department
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-993-4811

Fax: 863-491-6163

j.sanchez@desotobocc.com

www.desotobocc.com





BLDR-7809-2022 (200 WINIFRED ST ARCADIA, FL 34266)

ACTIVE HOLDS ▾



Summary



Details



Location



Additional Info



Workflow



Linked Records



Holds (1)



Contacts (1)



Fees (9)



Bonds



Activities (3)



Files (8)



Print Documents



Conditions



Tasks

Internal Notes



(1)



Inspection Cases



BLDR-7809-2022 • Building (Residential)

Location	Project	Apply Date	Work Class	Permit Status
200		01/21/2	Alteratio	Expired
WINIFRE		022	n,	
D ST			Remodel	
ARCADI			, Repair	
A, FL				
34266				

\$ 0.

Recent Workflow Activity

- Last Completed Action: 1161 days ago
- ✓ **Issue Permit (Generic Action)**
 - Next Action:
 - **Final Building (Inspection)**

Workflow (

Permit Des

FIX ROTTEN WO

DESOTO COUNTY BUILDING DEPARTMENT ♦ PERMIT APPLICATION

201 E. Oak St. Suite #204 ♦ Arcadia, Florida 34266 ♦ Phone: (863) 993-4811 ♦ Fax (863) 491-6163

Lester Hornbake Jr., Building Official ♦ building@desotobocc.com

Owner Lb. Fenio Alvarez Phone 863 990 3466 Contractor _____ Phone _____
 Mailing Address 1067 NE Barn St Arcadia, FL Mailing Address _____
 Email Caracalvaic239@gmail.com Email _____
 Parcel # _____
 Project Street Address 700 W Winifred St Arcadia, FL 34266
 Directions to Project _____
 Description of Project Fix Rotten Wood Power Co ☐ FPL ☐ PEACE RIVER
 Intended Use _____ Contract Cost \$ 3,000
 Fee Simple Titleholder's Name and Address (If other than the Owner) _____
 Bonding Company's Name and Address _____
 Architect/Engineer's Name and Address _____
 Mortgage Lender's Name and Address _____

Desoto County Ordinance number 2006-35 dictates that prior to a building permit being issued for the construction or renovation of any structure, the applicant shall provide for the collection and disposal of any construction and demolition debris. No permit will be issued until one of the two following methods is chosen.

1. The applicant may choose to enter into a contract with the franchisee of the county. (Womack Sanitation Inc.)
2. The applicant may self-haul their own waste to an authorized landfill using the applicants equipment and bona fide staff personnel of the applicant.

I choose to (please initial next to your selection):

- ☐ 1. Use County Franchisee – attach contract with Womack Sanitation Inc.
- ☒ 2. I will self-haul – I will dispose of all construction and demolition debris at a licensed disposal facility. You will be required to show evidence of proper disposal upon request of code enforcement or any other county department.

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

By initialing here, I certify that this permit is being applied for *as a result of a Stop Work Order being issued, or a Code Enforcement Case*, and that all work on the site has ceased. I certify that work will not recommence until a permit has been issued.

OWNERS AFFIDAVIT: I certify that all the forgoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Owner & Contractor must both sign below if contract amount exceeds \$2,500 unless the contract is for HVAC at a cost of \$7,500 or less. If Notice of Commencement has been signed by owner and submitted prior to, or with, this application, owner's signature is not required on this application form.

BE ADVISED THAT FLORIDA STATUTE 837.06 MAKES IT AS MISDEMEANOR TO GIVE FALSE INFORMATION TO A PUBLIC OFFICIAL. IF THE INFORMATION PROVIDED ON THIS FORM IS FALSE OR CHANGES, YOU MUST IMMEDIATELY PROVIDE CORRECTED INFORMATION TO THE OFFICIAL OR OFFICE THAT PROVIDED YOU WITH THIS FORM.

Owner Signature Lb. Fenio Alvarez Date 01/21/2022

Contractor Signature _____ Date _____

STATE OF FLORIDA, COUNTY OF DeSoto
 Sworn to (or affirmed) and subscribed before me by means of IT
 physical presence or [] online notarization, this 21st day
 of January, 2022, by Lb. Fenio ALVAREZ

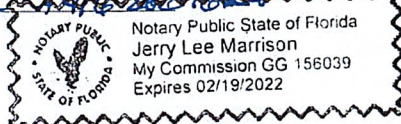
STATE OF FLORIDA, COUNTY OF _____
 Sworn to (or affirmed) and subscribed before me by means of []
 physical presence or [] online notarization, this _____ day
 of _____, 20____, by _____

Notary Signature

Notary Signature

Personally Known _____ OR Produced Identification _____
 Type of Identification Produced FL ID

Personally Known _____ OR Produced Identification _____
 Type of Identification Produced _____



**DESOTO COUNTY BUILDING DEPARTMENT
OWNER-BUILDER DISCLOSURE STATEMENT**
Pursuant to Florida Statute 489.103.7 c

BY SIGNING THIS STATEMENT, I ATTEST THAT: *(Initial to the left of each statement)*

EA I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.

EA I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.

EA I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.

EA I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

EA I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

EA I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

EA I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

EA I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

EA I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

EA I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (850) 487-1395 or www.myfloridalicense.com for more information about licensed contractors.

DeSoto County Building Department
Contractor Assignment and Authorization Form

This form is to be submitted at the time of Permit Application and must be completed with all applicable original signatures. By signing this form, the contractor accepts responsibility for work performed by authorization of the permit issued for this project and agrees to comply with all applicable laws, codes, ordinances, and regulations that govern the work. An owner may sign only if eligible by law to perform such work.

JOB SITE ADDRESS 200 W Windsor St Arcadia, FL 34266 PERMIT # _____

Permit Type	Contractor's Company Name	License Number	Contractor's Signature	Date
Building	Ebifanio Alvarez		Ebifanio Alvarez	01/21/2022
Mobile Home				
Electrical				
Plumbing				
Mechanical				
Aluminum				
Gas				
Roofing				
Drywall				
Carpentry				
Masonry				
Concrete				
Demo				
Fire Alarm				
Fire Sprinkler				
Other				



DeSoto County BOCC
Development Department
Building
201 E. Oak St., Suite 204
Arcadia, FL 34266

Permit

Permit NO. **BLDR-7809-2022**

Permit Type: **Building (Residential)**

Work Classification: **Alteration, Remodel, Repair**

Permit Status: **Issued**

Issue Date: **01/21/2022**

Expiration: **07/20/2022**

Location Address

Parcel Number

200 WINIFRED ST, ARCADIA, FL 34266

2537240A0002900000

Contacts

EBIFANIO ALVAREZ
6067 NE ROAN ST
(863)990-3466

Owner/Builder

EBIFANIO ALVAREZ
6067 NE ROAN ST
(863)990-3466

Owner

Description: FIX ROTTEN WOOD

Valuation: **\$3,000.00**

Total Sq Feet: **0.00**

Inspection Requests:

(863) 993-4811

Fees	Amount
Building Permit Fee (Residential)	\$69.00
Notary Fee (Building)*	\$5.00
Surcharge Fee	\$4.00
Total:	\$78.00

Payments	Amt Paid
Total Fees	\$78.00
Cash	\$78.00
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
Set Backs (City)	
Sheathing Nailing (Wall)	
Roof Sheathing Nailing	
Floor Framing	
Framing	
Roof Dry In	
Roof in Progress	
Roof Final	
Insulation Roof	
Insulation Building	
Drywall Nailing	
Right of Way	
Final Elevation Certificate	
Duct Leakage Test	
Envelope Leakage Test	
Progress Inspection (Building)	
Electrical Temporary Service	
Electrical Permanent Service	
Electrical Underground	
Electrical Rough	
Final Electrical	
Mechanical Underground	
Mechanical Metal Duct Seal	
Mechanical Rough	
Mechanical Insulation	
Final Mechanical	
Plumbing Utility	
Plumbing Underground	
Plumbing Rough	
Final Plumbing	



DeSoto County BOCC
Development Department
Building
201 E. Oak St., Suite 204
Arcadia, FL 34266

Permit	Permit NO. BLDR-7809-2022
	Permit Type: Building (Residential)
	Work Classification: Alteration, Remodel, Repair
	Permit Status: Issued
Issue Date: 01/21/2022	
Expiration: 07/20/2022	

Gas Tank & Tie Down	
Gas Rough	
Gas Pressure Test	
Final Gas	
Final Building	
Final Engineering	

NOTICE

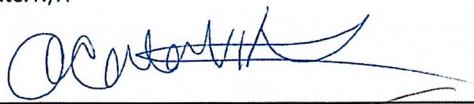
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

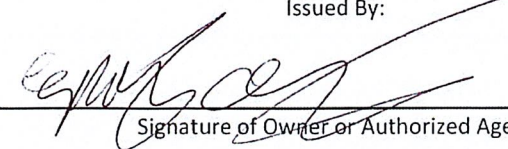
In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. I UNDERSTAND THAT ALL JUNK & DEBRIS OF ANY KIND MUST BE REMOVED FROM THE PROPERTY PRIOR TO THE FINAL INSPECTION, OR A CERTIFICATE OF COMPLETION / CERTIFICATE OF OCCUPANCY (CO) WILL NOT BE ISSUED.

Additional Information

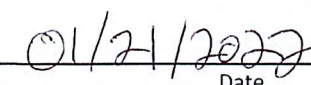
Flood Zone: X
Elevation Certificate: N/A



Issued By:


Signature of Owner or Authorized Agent

January 21, 2022

Date


Date

**AMENDMENT TO
INTERLOCAL AGREEMENT
BETWEEN
THE CITY OF ARCADIA
AND
DESOTO COUNTY
FOR
BUILDING OFFICIAL PROGRAM**

THIS AMENDMENT TO THE INTERLOCAL AGREEMENT (hereinafter referred to as the "Amendment") is entered into by and between the **CITY OF ARCADIA**, a municipal corporation organized and existing under the laws of the State of Florida (hereinafter referred to as the "City") and **DESOTO COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as the "County") (hereinafter the City and the County collectively referred to as the "Parties").

RECITALS

WHEREAS, the County and the City have common home rule powers to enforce building codes, contractor licensing and related ordinances; and

WHEREAS, the City, by Ordinance, is required to designate a "Building Official"; and

WHEREAS, by Interlocal Agreement dated August 2, 2011, recorded as Instrument No. 201114016244 in the Official Records of DeSoto County (hereinafter referred to as the "Interlocal Agreement"), the City has designated the County's Building Official as the Building Official for the City; and

WHEREAS, the City wants to expand the services provided to the City by the County's Building Official to include enforcement of expired permit violations within the incorporated City limits; and

WHEREAS, the County agrees to provide these additional services under the terms and conditions set forth herein; and

WHEREAS, this Agreement is authorized under Section 163.01, Florida Statutes; and

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual undertakings and covenants contained herein and assumed, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the City and County agree as follows:

Section 1. Sections 2 and 3 of the Interlocal Agreement are amended to read as follows:

Section 2 – PERMITTING –

(a) The Building Official is authorized to receive applications for building and construction permits throughout the incorporated and unincorporated areas of DeSoto County, and to determine permit compliance with applicable City and County ordinances and codes. City building and construction ordinances shall apply in the incorporated areas, and the County's building and construction ordinances shall apply in the unincorporated areas of DeSoto County. If in the opinion of the Building Official, a provision of the City building or construction ordinance is not in compliance with the Florida Building Code, then the Building Official shall utilize the applicable County ordinance, or refer matters relating thereto to the City for disposition and handling. This may include citations issued under the County's Demolition of Dilapidated Structures ordinance. However, the City shall be responsible for enforcement of citations issued under the County's Demolition of Dilapidated Structures ordinance for structures within the incorporated City limits.

(b) The Building Official shall assist the City as necessary and upon request to enforce City ordinances concerning nuisances.

(c) Shed and sign applications in the incorporated areas requiring structural and/or electrical permitting, and demolition permits in incorporated areas shall be handled by the Building Official in accordance with County permitting and enforcement requirements.

(d) The Building Official shall be responsible for enforcing expired permit violations for the City within its incorporated areas and for the County within its unincorporated areas in accordance with the County's special master hearing process.

Section 3 – FUNDING –

(a) Funding for the services of the Building Official on behalf of the City under this Agreement shall be from building permit fees, plan review fees, contractor licensing fees, and fees, penalties and award of costs derived from related enforcement actions, including expired permit violations, handled by the Building Official. Building permit fees shall be waived for City owned projects which are 100% City funded. Any fees collected by the Building Official under this Agreement are separate from fees collected by the City. The Building Official shall deposit and remit to the County all fees collected under this Agreement.

(b) The County may revise and amend its fee schedule on an annual or more frequent basis. However, if the City Council objects to the imposition of any new or increased fees on any permit issued or to be issued by the City, the City may immediately

terminate this Agreement. Unless the City Council provides notice of termination, new or increased fees adopted by the County shall apply to permit issued or to be issued in the City under this Agreement.

Section 2 – The Interlocal Agreement remains in effect in accordance with its terms, except as specifically amended herein.

IN WITNESS WHEREOF, the Parties hereto have caused their respective representatives to execute this instrument on their behalf, on the dates set forth below.

CITY OF ARCADIA, FLORIDA

By: Alice Frierson
Alice Frierson, Mayor

Dated: November 6, 2014

ATTEST:

Penny Delaney
City Clerk

Approved as to Form and Correctness:

Thomas J. Wohl
Thomas J. Wohl, City Attorney

DESOTO COUNTY, FLORIDA

By Elton A. Langford
Elton A. Langford, Chairman

Dated: Nov 10, 2014

ATTEST:

Mandy J. Hines
Mandy J. Hines, County Administrator

Approved as to Form and Correctness:

Donald D. Conn
Donald D. Conn, County Attorney

July 10, 2011

Inst:201114016244 Date:8/26/2011 Time:2:33 PM
Km DC,Mitzie McGavic.Desoto County Page 1 of 6

INTERLOCAL AGREEMENT

BETWEEN

THE CITY OF ARCADIA

AND

DESOTO COUNTY

FOR

BUILDING OFFICIAL PROGRAM

ORIGINAL

**INTERLOCAL AGREEMENT
BETWEEN
THE CITY OF ARCADIA
AND
DESOTO COUNTY
FOR
BUILDING OFFICIAL PROGRAM**

THIS INTERLOCAL AGREEMENT (hereinafter referred to as the "Agreement") is entered into by and between the **CITY OF ARCADIA**, a municipal corporation organized and existing under the laws of the State of Florida (hereinafter referred to as the "City") and **DESOTO COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as the "County") (hereinafter the City and the County collectively referred to as the "Parties").

RECITALS

WHEREAS, the County and the City have common home rule powers to enforce building codes, contractor licensing and related ordinances; and

WHEREAS, the City, by Ordinance, is required to designate a "Building Official"; and

WHEREAS, the City desires to enter into this Agreement with the County for said services and for the designation of the County's Building Official as the Building Official for the City; and

WHEREAS, the County agrees to provide these services under the terms and conditions set forth herein; and

WHEREAS, this Agreement is authorized under Section 163.01, Florida Statutes; and

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual undertakings and covenants contained herein and assumed, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the City and County agree as follows:

Section 1 – BUILDING OFFICIAL – The County and the City agree that the DeSoto County "Building Official" will be the designated "Building Official" for the City with all of the rights, duties and responsibilities conferred by ordinance and codes of the City. Nothing in this Agreement affects the Building Official's rights, duties and responsibilities under County ordinances and codes, or Chapter 468, Part XII, and Chapter 553, Florida Statutes.

Section 2 – PERMITTING –

(a) The Building Official is authorized to receive applications for building and construction permits throughout the incorporated and unincorporated areas of DeSoto County, and to determine permit compliance with applicable City and County ordinances and codes. City building and construction ordinances shall apply in the incorporated areas, and the County's building and construction ordinances shall apply in the unincorporated areas of DeSoto County. If in the opinion of the Building Official, a provision of the City building or construction ordinance is not in compliance with the Florida Building Code, then the Building Official shall utilize the applicable County ordinance, or refer matters relating thereto to the City for disposition and handling. This may include citations issued under the County's Demolition of Dilapidated Structures ordinance. However, the City shall be responsible for enforcement of citations issued under the County's Demolition of Dilapidated Structures ordinance for structures within the incorporated City limits.

(b) The Building Official shall assist the City as necessary and upon request to enforce City ordinances concerning nuisances.

(c) Shed and sign applications in the incorporated areas requiring structural and/or electrical permitting, and demolition permits in incorporated areas shall be handled by the Building Official in accordance with County permitting and enforcement requirements.

Section 3 – FUNDING –

(a) Funding for the services of the Building Official on behalf of the City under this Agreement shall be from building permit fees, plan review fees, contractor licensing fees and fees derived from related enforcement actions handled by the Building Official. Building permit fees shall be waived for City owned projects which are 100% City funded. Any fees collected by the Building Official under this Agreement are separate from fees collected by the City. The Building Official shall deposit and remit to the County all fees collected under this Agreement.

(b) The County may revise and amend its fee schedule on an annual or more frequent basis. However, if the City Council objects to the imposition of any new or increased fees on any permit issued or to be issued in the City, the City may immediately terminate this Agreement. Unless the City Council provides notice of termination, new or increased fees adopted by the County shall apply to permits issued or to be issued in the City under this Agreement.

Section 4 – TERM – The term of this Agreement shall be for a period of five (5) years, commencing on the date the last Party executes this Agreement, as shown below. Thereafter, it shall automatically renew for successive one (1) year periods. With the exception of immediate termination under the provisions of Section 3(b) hereof, either Party may terminate this Agreement at any time by providing ninety (90) days written notice to the other Party.

Section 5 – HOLD HARMLESS – Each Party to this Agreement shall hold the other harmless for actions taken by the Building Official under the terms of this Agreement.

Section 6 – SEVERABILITY – The provisions of this Agreement are not severable, and if any

provision of this Agreement is held to be unconstitutional or invalid for any reason by a court of competent jurisdiction, this Agreement shall be deemed to be null and void and of no further effect on the Parties.

Section 7 – NOTICE - All notices required hereunder shall be deemed properly delivered when and if personally delivered, or if sent by (a) telegram, (b) telecopy, (c) Federal Express (or a comparable express delivery system), or (d) mailed by registered or certified mail, return receipt requested, postage prepaid, to the Parties as set forth below (notices being deemed given when so deposited in the U.S. Mail):

As to the City: City Administrator
 City of Arcadia
 121 W. Hickory Street
 Arcadia, Florida 34266

As to the County County Administrator
 DeSoto County
 201 E. Oak Street, Ste. 201
 Arcadia, Florida 34266

The Parties hereto may change the person or persons to whom notice is to be delivered by giving notice to the other Party in the manner provided in this Section.

Section 8 – RECORDING – In accordance with Chapter 163.01, the County shall cause this fully executed Agreement to be recorded, at its sole expense, in the Public Records of Desoto County.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Parties hereto have caused their respective representatives to execute this instrument on their behalf, on the dates set forth below.

CITY OF ARCADIA, FLORIDA

By: Keith Kemezis Robert Hume
Mayor

Dated: 8/2/11

ATTEST:

Dorance A. Hill
City Administrator and Clerk

Approved as to Form and Correctness:

[Signature]
City Attorney

DESOTO COUNTY, FLORIDA

By

Ronald P. Neely
Chairman

Dated:

3/2/11

ATTEST:

C. L. May
County Administrator

Approved as to Form and Correctness:

Paula Rom
County Attorney

Special Master Mandatory Hearing Case Checklist

** This checklist must be completed and accompany each case being turned in for Special Master Mandatory Hearing**

✓ or N/A	Respondents Name <u>Alvarez Ebifanio</u>	Case # <u>24-0057</u>
	Site Address <u>200 W Winifred</u>	
	Respondent's Mailing Address <u>6067 NE Roan St</u>	
✓	Case Notes in date order	
✓	Case Cost to date	
✓	Property card	
✓	Tax Record	
✓	Deed Information	
✓	Complaint/Request	
✓	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing	
✓	Notice of Mandatory Hearing (file copy)	
✓	Green Card if received, and or Track and Confirm information from the USP website	
N/A	Original Notice to Correct in the envelope with green card attached if unclaimed	
✓	Copy of Notice to Correct that was posted and sent by regular Mail	
✓	Photograph of posting, if applicable	
✓	Affidavit of posting or hand delivery	
✓	Photographs of site visits in support of the case	
N/A	Any correspondence to or from the Respondent or the Respondent's representative	
✓	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)	

Information: Any special instructions (IE, if posting affidavit is required, if some of the violations listed on the original Notice have been corrected, if the Hearing Notice needs to be sent to more than one person)

_____ Only the following violations will be referenced in the Notice of Mandatory Hearing:

_____ Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.
_____ Will need an Affidavit of posting

Special Instructions

Expired Building Permit in the City

Officers' Name

Tommy Turnbull

Special Master Hearing on:

5-22-25

Reviewed by:

[Signature]

Date: -

3/27/25

SMCE 24-0057