

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-1066

RODRIGUEZ RANDY RAFAEL

Respondents,

TO: RODRIGUEZ RANDY RAFAEL
3798 NW CRESTWOOD ST
ARCADIA FL 34266

RE: 2980 NE BROWNVILLE 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: 9589071052702525408696

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-1066

RODRIGUEZ RANDY RAFAEL

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: RODRIGUEZ RANDY RAFAEL, 3798 NW CRESTWOOD ST, ARCADIA FL 34266.

1. An inspection on April 28, 2025, Code Enforcement Officer visited your property located at 2980 NE BROWNVILLE ST, ARCADIA FL 34266 described and zoned as: CN

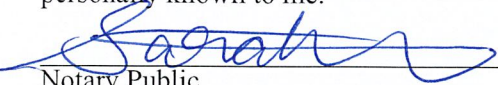
DeSoto County Tax Parcel Number #32-36-25-0068-0040-0220 more particularly described by deed or instrument number #202414007714 of the Official Records of DeSoto County, Florida.

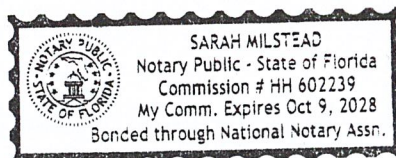
2. **The inspection resulted in the findings that the property is: Development Permit Required.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated December 31, 2024 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits. Please contact our office to get this issue resolved 863-491-6165.
6. 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 29th day of April, 2025 Affiant is personally known to me.


Notary Public



Special Master Mandatory Hearing Case Checklist

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

J or N/A	Respondents Name <u>Rodriguez Randy Rafael</u>	Case # <u>24-1066</u>
	Site Address <u>2980 NE Brownville St</u>	
	Respondent's Mailing Address <u>3798 NW Crestwood 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)	
<u>N/A</u>	Green Card if received, and or Track and Confirm information from the USP website	
☒	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	
<u>N/A</u>	Any correspondence to or from the Respondent or the Respondent's representative	
<u>N/A</u>	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

*Building and Rebuilding on the Mobile Home
with out a Building Permit.*

Officers' Name Tommy Trubell

Special Master Hearing on: May 22, 2025

Reviewed by: J. Hernandez

Date: 4/29/25

SMCE 24-1066

CODE ENFORCEMENT CASE

CASE NUMBER: DE 24-1066

Name	RODRIGUEZ RANDY RAFAEL
Property Address	2980 NE BROWNVILLE ST
Zoning	CN
Violation (1)	LDR 20-1342 PERMIT REQUIRED
Violation (2)	0

CASE NOTES

12/27/2024	COMPLAINT RECEIVED
12/30/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
12/31/2024	POSTED N2C TOOK PHOTOS
1/3/2025	PHONE CALL WITH BRIANA CERVANTES
2/13/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
2/27/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
3/7/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
4/9/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
4/28/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
4/29/2025	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	22	\$	3.30
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			\$	22.58

X	PROPERTY CARD
X	TAX RECORD
X	DEED

1/10/2025	N2C GREEN CARD RETURN DATE	Accepted	Rejected
	HEARING GREEN CARD RETURN DATE		X

Code Enforcement Case: CE-24-1066

Entered on: 12/30/2024 1:43 PM

Printed on: 04/29/2025

Topic: Development without Permit

Due Date: 04/29/25

Initiated by: Building Department

Hearing Date:

SM Case No:

Status: Open - Turn in for SM

Assigned To: Thomas Turnbull

Area #: CN

Hearing Time:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 2980 NE BROWNVILLE ST , 34266

Phone:

APN : 32-36-25-0068-0040-0220

Cell #:

Owner Information

Owner Name: RODRIGUEZ RANDY RAFAEL

Address: 3798 NW CRESTWOOD ST
ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	12/27/2024	12:46 pm	Request 4904-LEE GALLAGHER - Front porch built with no Building permits.
Inspection / Site Visit	Thomas Turnbull	12/30/2024	9:50 am	The are building a room on the mobile home without a building permit. Took photo.
Notice of Violation	Thomas Turnbull	12/31/2024	7:41 am	> Inspection Time:9:50 am, Send to (Owner - Cert no=9589071052700462268182), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	12/31/2024	8:40 am	Posted the N2C and mail out the letter, took photos.
Phone Call	Thomas Turnbull	01/03/2025	11:04 am	Talk with Briana Cervantes (863-303-3178). They will work on getting a building permit.
Return Receipt Received	Sarah Milstead	01/10/2025	1:02 pm	Green card received back into the office.
Inspection / Site Visit	Thomas Turnbull	02/13/2025	9:53 am	They have not stop work or pulled a building permit for the work on the home. took photos.
Inspection / Site Visit	Thomas Turnbull	02/27/2025	9:13 am	They are still in violation and have not pulled a building permit. Took photo.
Inspection / Site Visit	Thomas Turnbull	03/07/2025	9:14 am	Thet have not stop the work on the mobile home and still have not pulled a building permit, took photo.
Inspection / Site Visit	Thomas Turnbull	04/09/2025	8:41 am	They have not stop work or pulled a building permit. Took photos. Will turn in the next special master hearing.
Inspection / Site Visit	Thomas Turnbull	04/28/2025	8:43 am	They still have not pilled a building permit for the work on the mobile home. Took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	04/29/2025	8:00 am	Turn in for review for special master hearing

Violations

#	Violation Type	Due Date	Status	Closed Date
	LDR Sec. 20-1342 - Development Permit Required		Open	
1	Corrections Required:Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits			

Additional AddressesAddress Type:Complainant
Name:LEE GALLAGHER
Address:201 East oak St., Suite 204

Arcadia, FL 34266
Phone: Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 4/24/2025

Parcel: << 32-36-25-0068-0040-0220 (15148) >>

Owner & Property Info

Result: 4 of 5

Owner	RODRIGUEZ RANDY RAFAEL 3798 NW CRESTWOOD ST ARCADIA, FL 34266		
Site	2980 NE BROWNVILLE ST, ARCADIA		
Description*	W J ODOMS SUB E1/2 OF LOT 22 & LOTS 23 & 24 BLK 4 INST:201714002497 INST:202414006666 & 6667 INST:202414007714		
Area	0.229 AC	S/T/R	32-36-25
Use Code**	MOBILE HOME (0200)	Tax District	7

*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.

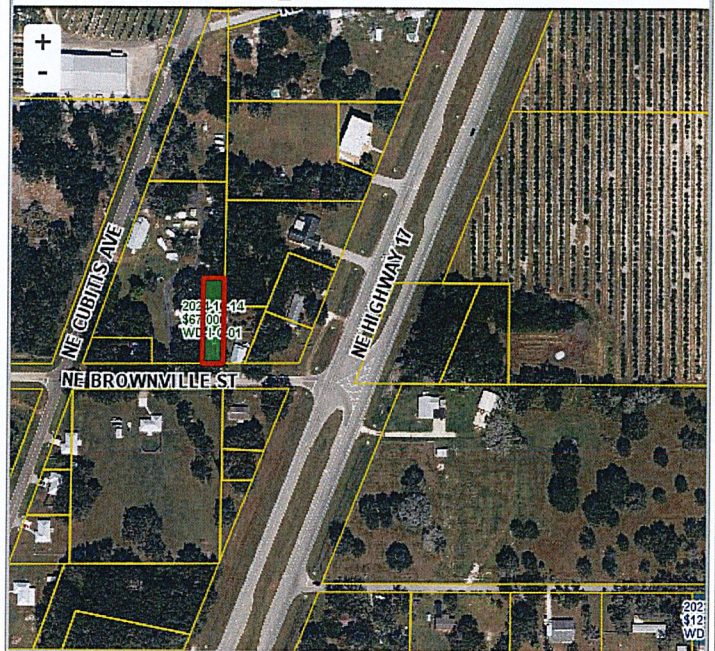
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$5,000	Mkt Land	\$5,000
Ag Land	\$0	Ag Land	\$0
Building	\$43,346	Building	\$47,062
XFOB	\$4,878	XFOB	\$4,843
Just	\$53,224	Just	\$56,905
Class	\$0	Class	\$0
Appraised	\$53,224	Appraised	\$56,905
SOH/10% Cap	\$19,935	SOH/10% Cap	\$22,617
Assessed	\$33,289	Assessed	\$34,288
Exempt	HX HB	Exempt	HX HB
	\$25,000		\$25,000
Total	county:\$8,289	Total	county:\$9,288
Taxable	other:\$8,289 school:\$8,289	Taxable	other:\$9,288 school:\$9,288

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
10/14/2024	\$67,000	202414007714	WD	I	Q	01
8/21/2024	\$100	202414006667	QC	I	U	11
8/21/2024	\$100	202414006666	QC	I	U	11
4/28/2017	\$12,000	201714002497	WD	V	Q	01
8/25/2014	\$100	201414004141	WD	V	U	11
8/24/2007	\$15,000	200714008814	PR	I	U	
9/20/1989	\$38,500	263 / 275	WD	I	Q	02

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES DES MH (0810)	2005	924	1420	\$47,062

*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
1775	MH-CONN	1965	\$2,850.00	1.00	0 x 0
0850	CONCR SLAB	1965	\$327.00	523.00	0 x 0
1987	SHED PO	2005	\$52.00	48.00	8 x 6
1998	SHED-ES	2017	\$1,596.00	120.00	12 x 10

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 LT (0.229 AC)	1.0000/1.0000 1.0000/ /	\$5,000 /LT	\$5,000	CN

* 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: 4 of 5

© 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: 4/24/2025 and may not reflect the data currently on file at our office.

HERNANDEZ GLORIA &/HERNANDEZ PEDRO
HERNANDEZ PEDRO, 2980 NE BROWNVILLE ST
ARCADIA, FL 34266

32-36-25-0068-0040-0220

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**Bill # R 1271300 2024****R 32-36-25-0068-0040-0220****REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY****AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$70.73
COUNTY LAW ENF	.0024399	\$22.66
SCHOOL LRE	.0030960	\$28.76
SCHOOL DISC	.0022480	\$20.88
SOUTHWEST WATER MGMT	.0001909	\$1.77
TOTAL AD-VALOREM:		\$144.80

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$80.00
Asmt - FIRE	\$118.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$228.13
TOTAL NON-AD VALOREM:	\$471.63

COMBINED TAXES & ASMTS: \$616.43**DISCOUNT: \$0.00****UNPAID BALANCE: \$634.92****Exemptions: HX HB****Property Address:
2980 NE BROWNVILLE S ALCADIA 34266****HERNANDEZ GLORIA &
HERNANDEZ PEDRO
2980 NE BROWNVILLE ST
ARCADIA , FL 34266****0.229 ACRES
W J ODOMS SUB
E1/2 OF LOT 22 & LOTS 23 & 24
BLK 4
INST:201714002497**

FAIR MKT VALUE	\$56,905.00	DIST	7
ASSESS	\$34,288.00	EXEMPT VALUE	\$25,000.00
TAXABLE VALUE	\$9,288.00		

Tax Roll Property Summary

Parcel	Roll	Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
323625006800400220	R		2024	\$144.80	\$471.63	N/A	\$0.00	\$634.92
323625006800400220	R		2023	\$131.63	\$464.82	10/18/2024	\$713.59	\$0.00
323625006800400220	R		2022	\$454.25	\$454.67	4/19/2023	\$936.19	\$0.00
323625006800400220	R		2021	\$471.36	\$448.16	12/13/2022	\$1,077.32	\$0.00
323625006800400220	R		2020	\$471.59	\$442.81	12/13/2022	\$1,129.16	\$0.00
323625006800400220	R		2019	\$472.30	\$438.38	4/13/2021	\$1,072.53	\$0.00
323625006800400220	R		2018	\$120.60	\$432.50	5/29/2019	\$572.99	\$0.00
323625006800400220	R		2017	\$117.20	\$390.50	3/14/2018	\$507.70	\$0.00
323625006800400220	R		2016	\$119.37	\$390.50	11/9/2016	\$489.48	\$0.00
323625006800400220	R		2015	\$128.22	\$311.50	11/9/2015	\$422.13	\$0.00
323625006800400220	R		2014	\$117.36	\$287.50	11/17/2014	\$388.67	0.00



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

This Instrument Prepared by:
Barbie Hinojosa
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.

Inst: 202414007714 Date: 10/16/2024 Time: 1:43PM
Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 469.00

Property Appraisers Parcel I.D. (Folio) Number(s):
32-36-25-0068-0040-0220
File No.: 2024-32995

WARRANTY DEED

This Warranty Deed, Made the 14 day of October, 2024, by **Pedro Hernandez-Martinez, AKA Pedro Hernandez and Gloria Guzman-Hernandez, AKA Gloria Hernandez, husband and wife**, whose post office address is: **2980 NE Brownville Street, Arcadia, FL 34266**, hereinafter called the "Grantor", to **Randy Rafael Rodriguez, a single man**, whose post office address is: **3798 NW Crestwood Street, Arcadia, FL 34266**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Sixty Seven Thousand Dollars and No Cents (\$67,000.00)** 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:

THE EAST 1/2 OF LOT 22 AND ALL OF LOTS 23 AND 24, BLOCK 4 OF THE RE-SUBDIVISION OF LOTS 1, 2, 3, 14, 15 AND 16 OF W.J. ODOM'S SUBDIVISION OF THE SOUTH ½ OF THE SE ¼ OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 25 EAST, DESOTO COUNTY, FLORIDA, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida, in Plat Book 2, Page 108 and in Plat Book 2, page 118.

TOGETHER WITH A 2005 WAVER SINGLE WIDE MOBILE HOME. IDENTIFICATION #17L09084. TITLE #97107860.

The property is the homestead of the Grantor(s).

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 2024, 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

Barbie Hinojosa
Witness 1 Signature as to both signatures
Witness 1 Printed Name and Address:

Barbie Hinojosa
20 W. Oak St Arcadia FL 34266

Pedro Hernandez
Pedro Hernandez-Martinez, AKA Pedro Hernandez

AM
Witness 2 Signature as to both signatures
Witness 2 Printed Name and Address:

Tosha A. Morales
20 W. Oak St., Arcadia, FL 34266

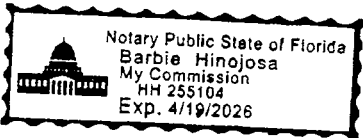
Gloria Hernandez
Gloria Guzman-Hernandez, AKA Gloria Hernandez

State of FLORDIA
County of DESOTO

The foregoing instrument was acknowledged before me this 11 day of October, 2024 by Pedro Hernandez-Martinez, AKA Pedro Hernandez and Gloria Guzman-Hernandez, AKA Gloria Hernandez, husband and wife, who are personally known to me or has/have produced _____ as identification.

Barbie Hinojosa
Notary Public Signature
Printed Name: Barbie Hinojosa
My Commission Expires: _____

(SEAL)



Customer Information

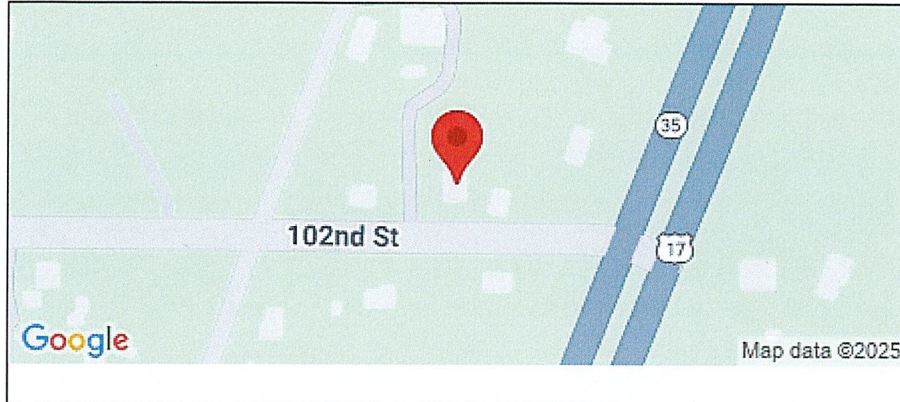
Name: LEE GALLAGHER
Address: 201 East oak St., Suite 204
Arcadia, FL 34266

Phone:
Alt. Phone:
Email:

Request Classification

Topic: Development without Permits
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 2980 NE Brownville St

Request type: Complaint
Priority: Normal
Entered Via: Other



Property APN:
Property APN: 32-36-25-0068-0040-0220

Description

Front porch built with no Building permits.

Reason Closed

Turn into a code case, number CE 24-1066

Date Expect Closed: 01/11/2025

Date Closed: 12/30/2024 1:44 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

Notes Taken By:

Date:

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

RODRIGUEZ RANDY RAFAEL
3798 NW CRESTWOOD ST
ARCADIA, FL 34266

RE: 2980 NE BROWNVILLE ST
PIN #: 32-36-25-0068-0040-0220
Case No: CE-24-1066

Date: December 31, 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 Development Permit Required: Development is the carrying out of any building activity or the making of any material change in the use or appearance of any structure. No development activity shall be undertaken unless authorized by a Development Order or Development Permit

Facts constituting violation (including date, time, and place of violation): On **December 30, 2024** at **9:50 am**, the property located at **2980 NE BROWNVILLE ST** was visited and revealed the following:

Need a building permit for the work on the additional room on the mobile home. Need to STOP WORK until you get a building permit.

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

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits

Due by: January 13, 2025

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.

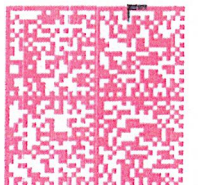
Sincerely

Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052700462268182



DeSoto County Development
201 East Oak St., Suite 204
Arcadia, FL 34266



quadrant
FIRST-CLASS MAIL
IMI
\$009.64²
12/31/2024 ZIP 34266
043M31248516

US POSTAGE

RODRIGUEZ RANDY RAFAEL
3798 NW CRESTWOOD ST
ARCADIA, FL 34266

9327626230706006

ANK
34266-4451
34266-531538

NIXTE 339 FEB 1 0001/07/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
0001-05673-02-43

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Certified Mail Fee

\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$.69

Total Postage and Fees

\$ 9.64

RODRIGUEZ RANDY RAFAEL
3798 NW CRESTWOOD ST
ARCADIA, FL 34266

24-1064
TOT

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

28 1992 2940 0225 0120 6956



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
201 East Oak Street, Suite 204
Arcadia, Florida 34136
Telephone (863) 491-6165
Fax (863) 491-6163

NOTICE to CORRECT VIOLATION

RODRIGUEZ RANDY RAFAEL
1708 NE CRYSTWOOD ST
ARCADIA, FL 34136

RE: 2900 NE BROWNVILLE ST
PIN #: 12-56-25-0960-0640-0250
Case No: CF-24-1066

Date: December 31, 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):

Ordinance 20-1341 Development Permit Required: Development is the carrying out of any building activity or the making of any material change in the use or appearance of any structure. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.

Each development violation (including date, time, and place of violation) on December 30, 2024 at 9:59 AM, the property located at 2900 NE BROWNVILLE ST was visited and recorded the following:

Need a building permit for the work on the additional room on the mobile home. Need to STOP WORK until you get a building permit.

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

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits.

Due by: January 13, 2025

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 or if the citation is not entered by the time specified for correction, the citation will be dismissed. The cost may be prosecuted in the Special Magistrate if the violation has been corrected prior to the hearing.

If found to be in violation, a fee may be imposed of up to \$5,000 per day per violation for a first time violation, and up to \$100 per day per violation for a repeat violation.

If you fail to pay any fees or violations are not corrected, you may request a hearing in 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, your cost will be waived.

If you have any questions regarding this notice, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34136. Telephone number (863) 491-6163 or (863) 491-6165.

Respectfully,
Thomas Turner
Code Enforcement Officer

12/31/2024 08:40

TOMMY TURNBULL
2900 NE BROWNVILLE ST

12/31/2024 08:40

TOMMY TURNBULL
2900 NE BROWNVILLE 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 12-31-24 @ 8:40 AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
RODRIGUEZ RANDY RAFAEL
3798 NW CRESTWOOD ST
ARCADIA, FL 34266

at the following location(s): 2980 NE BROWNVILLE ST

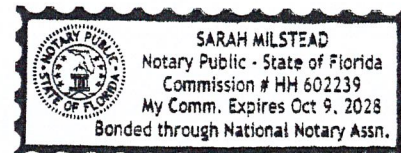
I declare under penalty of perjury that the forgoing is true and correct.

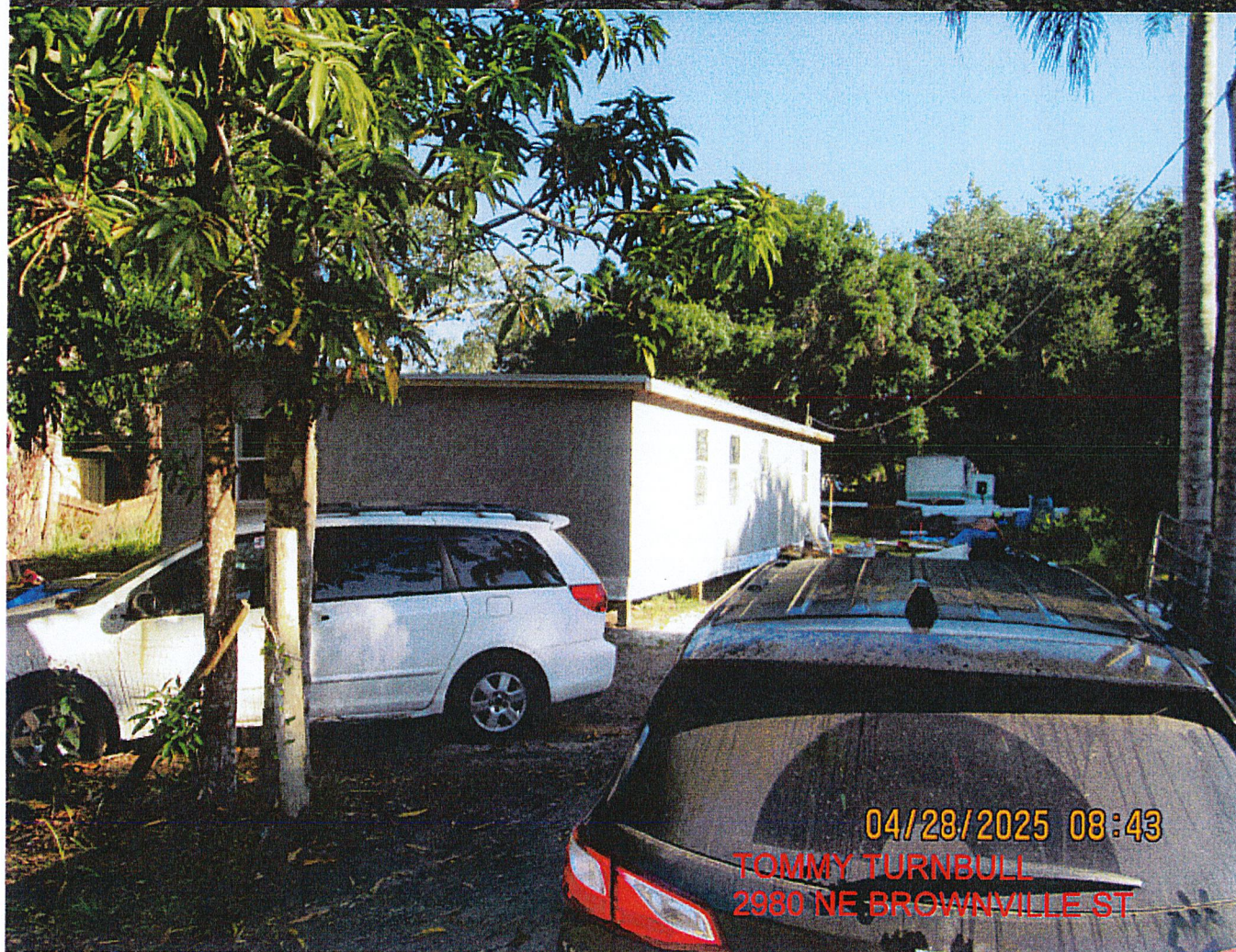
DATE: December 31, 2024

affiant

Sworn to and subscribed before me this 31st day of December, 2024 by
Thomas Turnbull who is personally known OR Produced Identification

Notary Public









03/07/2025 09:14

TOMMY TURNBULL
2980 NE BROWNVILLE ST







12/30/2024 09:50

TOMMY TURNBULL
2980 NE BROWNVILLE ST