

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0441

CASTILLO JANIE

Respondents,

TO: CASTILLO JANIE
406 E MAGNOLIA ST
ARCADIA FL 34266

RE: 406 E MAGNOLIA 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 A.M.** 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.

Certified Mailing Number: 9589071052701588384138

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

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0441

CASTILLO JANIE

Respondents,

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

STATE OF FLORIDA)
COUNTY OF DESOTO)

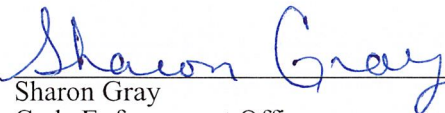
Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: CASTILLO JANIE, 406 E MAGNOLIA ST, ARCADIA FL 34266.

1. An inspection on , Code Enforcement Officer visited your property located at 406 E MAGNOLIA ST, ARCADIA FL 34266 described and zoned as: CITY

DeSoto County Tax Parcel Number #25-37-24-0012-0510-0010 more particularly described by deed or instrument number #202214005745 of the Official Records of DeSoto County, Florida.

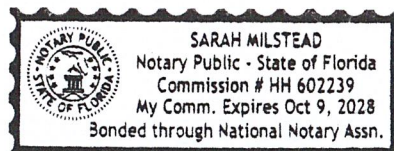
2. **The inspection resulted in the findings that the property is: Expired Building Permit (Development permit required).**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated May 20, 2024 and served by certified receipt requested/posting.
5. 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.
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.



Sharon Gray
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Sworn to and subscribed before me this 1st day of April, 2025 Affiant is personally known to me.


Notary Public



Special Master Case Checklist

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

For NA	Respondents Name <u>Janie Castillo</u>
	Address <u>406 E Magnolia 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 sited on Notice of Hearing
✓	Notice to correct (file copy)
✓	Green Card if Received and or Track and confirm information from 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 case
✓	Any correspondence to or from Respondent or Respondents representative
✓	Any other supporting documentation (IE: InCode Information, Division of corporation info, Local Business Tax info, copies of permits, R.O.W forms, ECT.)

Information Legal needs to know: Any special instructions to the Legal department (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 then one person)

Only reference the following violations on the Notice of Mandatory Hearing:
LDR Sect 20-1342 Expired Building Permit

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 to Legal Department

Officers Name Sharon Gray

Special Master Hearing on: May 22, 2025

Reviewed by: [Signature]

Date: 3/31/24

SMCE 24-0441

CODE ENFORCEMENT CASE

CASE NUMBER: 24-0441

Name	JANIE CASTILLO	
Property Address	406 E MAGNOLIA T	
Zoning	CITY R-1C	
Violation (1)	LDR SEC 20-1342 EXPIRED BUILDING PERMIT	0
Violation (2)	0	0
Violation (3)	0	0

CASE NOTES

4/23/2024	COMPLAINT RECEIVED
5/20/2024	NOTICE TO CORRECT, POSTED & MAILED, PHOTOS TAKEN
5/28/2024	RECEIVED SIGNED GREEN CARD
6/18/2024	PER THE PUBLIC INFORMATION SITE THE PERMIT IS STILL EXPIRED
6/18/2024	EMAILED JUANA IN BUILDING DEPARTMENT TO CHECK ON THE STATUS OF THE PERMIT & TO SEE IF ANYONE HAS MADE CONTACT IN REGARDS TO THE PERMIT.
6/18/2024	JUANA'S RESPONSE: PROPERTY OWNER JANIE CASTILLO CALLED TO REQUEST AN INSPECTION ON 5/20/2024. THE INSPECTION WAS SCHEDULED FOR 5/21/2024. THE FINAL BUILDING INSPECTION HAS AN INSPECTION STATUS OF "REINSPECTION REQUIRED." PLEASE SEE THE INSPECTION RESULT EMAIL. JANIE CASTILLO DID CALL IN TO ASK ABOUT THE INSPECTION RESULTS AND SHE WAS GIVEN MICHAEL LABARRE'S NUMBER SINCE HE WAS THE INSPECTOR. NO OTHER CONTACT HAS BEEN MADE WITH OUR DEPARTMENT.
7/31/2024	EMAILED ALISON TO GET A STATUS UPDATE ON THE PERMIT & IF THERE HAS BEEN ANY OTHER CONTACT FROM THE OWNER.
8/1/2024	NEED TO SET UP FOR SPECIAL MASTERS
8/1/2024	ALISON'S RESPONSE: PERMIT BLDR-13144-2023 HAS BEEN EXPIRED SINCE

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.

9/5/2023. THE FINAL BUILDING INSPECTION FAILED ON 5/21/2024 WITH THE FOLLOWING NOTE FROM THE INSPECTOR: NO DOCUMENTATION OF MECHANICAL, ROUGH OR FINAL OR ELECTRICAL, ROUGH & FINAL OR ANY OF THE ROOF INSPECTIONS. NO PERMIT WAS PULLED FOR ELECTRICAL OR MECHANICAL WORK. THERE HAS BEEN NO DOCUMENTED CONTACT BY THE HOMEOWNER.

10/28/2024 DUE TO HURRICANES HELENE & HURRICANE MILTON SPECIAL MASTERS FOR THE REST OF 2024 HAVE BEEN PUT ON HOLD UNTIL THE BEGINNING OF 2025. PHONED THE NUMBER LISTED ON THE BUILDING APPLICATION . LEFT MESSAGE.

12/12/2024 EMAILED JANIE: YOUR PERMIT BLDR-13144-2023 FOR THE ADDITION HAS EXPIRED. PLEASE CONTACT THE BUILDING DEPARTMENT AT 863-993-4811 OR AT THE BUILDING@DESOTOBOCC.COM TO RENEW YOUR EXPIRED PERMIT. IF YOU HAVE ANY FURTHER QUESTIONS YOU CAN CONTACT MYSELF. BEST REGARDS, SHARON

12/31/2024 WILL SETUP FOR THE SPECIAL MASTERS HEARING FOLLOWING JANUARY'S HEARING. PER THE PUBLIC INFORMATION PAGE THE PERMIT IS STILL EXPIRED.

3/19/2025 EMAILED ALISON: JUST CHECKING ON THE STATUS OF BUILDING PERMIT# BLDR-13144-2023 FOR 406 EAST MAGNOLIA ST ? HAS THERE BEEN ANY CONTACT? IF NO PROGRESS HAS BEEN MADE I WILL SET UP FOR SPECIAL MASTERS.

3/20/2025 ALISON'S RESPONSE: I HAVE NO RECORDED CONTACT WITH THE PROPERTY OWNER. THE LAST INSPECTION WAS ON 3/20/2023 & THE PERMIT HAS BEEN EXPIRED SINCE 9/5/2023.

3/31/2025 TURN IN FOR SPECIAL MASTERS, PER THE PUBLIC INFORMATION PAGE THE PERMIT IS STILL EXPIRED.

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	36	\$	5.40
SERVICE	Number of Certified letters	1	\$	9.64
LEGAL SERVICE	Number of Certified letters	1	\$	9.64
		TOTAL	\$	24.68

<u>x</u>	PROPERTY CARD
<u>x</u>	TAX RECORD
<u>x</u>	DEED

Accepted	Rejected
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<u> </u>	N2C GREEN CARD RETURN DATE
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<u> </u>	HEARING GREEN CARD RETURN DATE
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Code Enforcement Case: CE-24-0441

Entered on: 05/23/2024 00:00

Printed on: 04/01/2025

Topic: Expired Building permit within City limits

Status: Open - N2C issued/Posted

Due Date: 04/01/25

Assigned To: Sharon Gray

Initiated by: Building Department

Area #: CITY

Hearing Date: 05/22/2025

Hearing Time: 11:00 am

SM Case No: 24-0441

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 406 E MAGNOLIA ST , 34266

Phone:

Cell #:

APN : 25-37-24-0012-0510-0010

Owner Information

Owner Name: CASTILLO JANIE

Address: 406 E MAGNOLIA ST
ARCADIA, FL 34266

Phone: 863-244-1098

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	04/23/2024	2:40 pm	Request 4184- Building Department(Alison) - Permit Expired #BLDR-13144-2023 addition
Notice of Violation	Sharon Gray	05/20/2024	12:53 pm	> Inspection Time:12:52 pm, Send to (Owner - Cert no=9589071052701588385517), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	05/20/2024	2:40 pm	Post and mailed notice to correct photos taken.
Return Receipt Received	Sharon Gray	05/28/2024		Received signed green card.
Case Notes	Sharon Gray	06/18/2024		Permit Number BLDR-13144-2023Applied Date 01/26/2023Type Building (Residential) - AdditionIssued Date 02/14/2023Project NameExpiration Date 09/05/2023Status ExpiredFinalized DateMain Parcel 253724001205100010Address 406 E MAGNOLIA ST ARCADIA F
E-mail Correspondence	Sharon Gray	06/18/2024	3:11 pm	Juana, What is the status of permit# BLDR-13144-2023 for 406 East Magnolia St? Has anyone contacted you in regards to this permit? Best Regards, Sharon Sharon Gray Code Enforcement Officer

E-mail Correspondence	Sharon Gray	06/18/2024 3:32 pm	Good afternoon, Property owner Janie Castillo called to request an inspection on 05/20/2024. The inspection was scheduled for 05/21/2024. The Final Building Inspection has an inspection status of "Re-inspection required." Please see the inspection result email. Janie Castillo did call in to ask about the inspection results and she was given Michael LaBarre's number since he was the inspector. No other contact has been made with our department. Sincerely, Juana Sanchez Permit Technician – Building Department
E-mail Correspondence	Sharon Gray	07/31/2024 1:21 pm	Emailed Alison: Alison, Can I please get a status update on permit# BLDR-13144-2023 for 406 E Magnolia St and if there has been any additional contact from the owner? Best Regards, Sharon Sharon Gray Code Enforcement Officer
Case Notes	Sharon Gray	08/01/2024	Set up for Special Masters
E-mail Correspondence	Sharon Gray	08/01/2024 8:55 am	Alison's response: Permit BLDR-13144-2023 has been expired since 9/5/2023. The final building inspection failed on 5/21/2024 with the following note from the inspector: No documentation of mechanical, rough or final or electrical, rough and final or any of the roof inspections. No permit was pulled for electrical or mechanical work. There has been no documented contact by the homeowner. Regards, Alison M. Shuman Permit Technician Supervisor
Phone Call	Sharon Gray	10/28/2024 1:54 pm	Due to Hurricanes Helene & Milton special masters for the rest of the year has been put on hold until 2025. Phoned the number listed on

E-mail Correspondence	Sharon Gray	12/12/2024 3:37 pm	the building application. Left message
			Janie, Your permit# BLDR-13144-2023 for the addition has expired. Please contact the Building Department at 863-993-4811 or at building@desotobocc.com to renew your expired permit. If you have any further questions you can contact myself. Best Regards, Sharon Sharon Gray Code Enforcement Officer
Case Notes	Sharon Gray	12/31/2024 9:36 am	Will set up for the Special Masters Hearing Following January's hearing. Next Top Paging Options Filter Options Main Menu Permit Number BLDR-13144-2023Applied Date 01/26/2023Type Building (Residential) - AdditionIssued Date 02/14/2023Project NameExpiration Date 09/05/2023Status ExpiredFinalized DateMain Parcel 253724001205100010Address 406 E MAGNOLIA ST ARCADIA FL
E-mail Correspondence	Sharon Gray	03/19/2025 2:49 pm	Alison, Just checking on the status of permit# BLDR-13144-2023 for 406 East Magnolia St? Has there been any contact? If no progress has been made I will set up for Special Masters. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	03/20/2025 7:41 am	I have no recorded contact with the property owner. The last inspection was on 3/20/2023, and the permit has been expired since 9/5/2023. Regards, Alison M. Shuman Permit Technician Supervisor
Turn in for Special Master Hearing	Sharon Gray	03/31/2025 2:35 pm	Turn in for Special Masters. Per the public information page: Permit Number BLDR-13144-2023Applied Date 01/26/2023Type Building (Residential) - AdditionIssued Date 02/14/2023Project NameExpiration Date 09/05/2023Status ExpiredFinalized DateMain Parcel

Submitted for Special Master Review and approval	Sharon Gray	03/31/2025 3:06 pm	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	03/31/2025 3:19 pm	Please prepare an affidavit of violation and Notice of Mandatory Hearing for May 22, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review

<i>Violations</i>			
#	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(Alison) Address:201 East oak St., Suite 204 Arcadia, FL 34266 Phone: Cell #:

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/20/2025

Parcel: 25-37-24-0012-0510-0010 (6592)

Owner & Property Info

Result: 2 of 8

Owner	CASTILLO JANIE 406 E MAGNOLIA ST ARCADIA, FL 34266		
Site	406 E MAGNOLIA ST, ARCADIA		
Description*	TOWN OF ARCADIA O S LOTS 1 2 3 7 & 8 BLK 51 IN SEC 31/37/25 OR 75/449 OR 267/595 OR 599/2554 INST:201314001178 INST:201314001904 INST:202214005745		
Area	0.495 AC	S/T/R	25-37-24
Use Code**	SINGLE FAMILY (0100)	Tax District	1

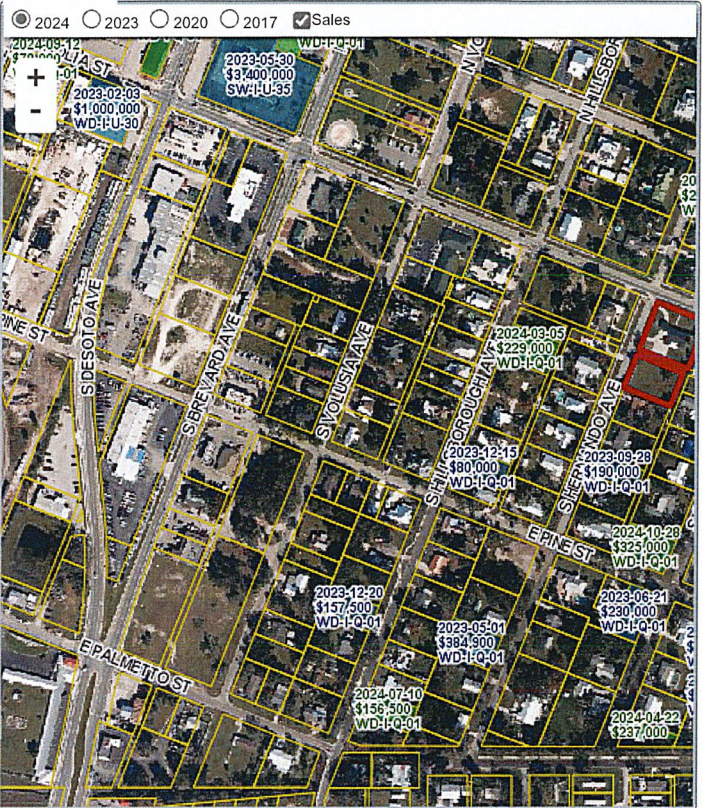
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office.
Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$18,000	Mkt Land	\$18,000
Ag Land	\$0	Ag Land	\$0
Building	\$194,106	Building	\$215,839
XFOB	\$8,706	XFOB	\$12,415
Just	\$220,812	Just	\$246,254
Class	\$0	Class	\$0
Appraised	\$220,812	Appraised	\$246,254
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$220,812	Assessed	\$246,254
Exempt	\$0	Exempt	\$0
Total	county:\$220,812	Total	county:\$246,254
Taxable	city:\$220,812	Taxable	city:\$246,254
	other:\$220,812		other:\$246,254
	school:\$220,812		school:\$246,254

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



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
7/11/2022	\$227,000	202214005745	TD	I	Q	01
3/4/2013	\$100	201314001904	WD	I	U	11
3/4/2013	\$100	201314001178	TD	I	U	11
7/4/2007	\$100	599 / 2554	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1950	2673	3195	\$214,070

*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
2003	SIDEWALK	1965	\$178.00	285.00	0 x 0
0860	DRVWY CONC	1965	\$1,261.00	2017.00	0 x 0
1961	PUMP HS	1980	\$89.00	63.00	9 x 7
1998	SHED-ES	2004	\$2,318.00	240.00	20 x 12
0200	BAR-B-Q	2000	\$492.00	1.00	0 x 0
1455	FENCE VINYL	2006	\$2,040.00	147.00	0 x 0
1455	FENCE VINYL	2022	\$2,023.00	109.00	x
0862	DRVWY BRCK	2023	\$3,844.00	1412.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.000 UT (0.495 AC)	1.0000/1.0000 1.0000/ /	\$11,000 /UT	\$11,000	R-1C
0100	SFR (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$7,000 /UT	\$7,000	

* 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: 863-993-4866

Search Result: 2 of 8

CASTILLO JANIE
406 E MAGNOLIA ST
ARCADIA, FL 34266

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
CD CONSTRUCTION										EFF. AREA										VALUATION SUMMARY									
17 CB STUCCO 100										125.83										PAGE 1 of 1									
03 GABLE/HIP 100										353,834										STANDARD									
03 COMP SHGL 100										1950																			
04 PLYWOOD 50										0																			
05 DRYWALL 50										0																			
14 CARPET 100										0																			
03 CENTRAL 100										0																			
04 AIR DUCTED 100										0																			
3 100										0																			
2 100										0																			
03 MASONARY 100										0																			
1 100										0																			
01 Architectural										0																			
02 FPIC-B 100										0																			
0 100										0																			
03 AVERAGE																													
0100 SINGLE FAMILY																													
MAP NUM										MKT AREA																			
400000.00										1.00/																			
TOTAL										2,337										215,839									
AREA										PCT										SUBAREA									
TYPE										OF										MARKET									
TOTAL										BASE										VALUE									
2,337										100										179,380									
336										100										336									
340										25										85									
48										55										26									
80										25										20									
12										15										2									
42										15										6									
TOTALS										3,195										2,812									
EXTRA FEATURES																													
L										OBX/F										N									
1										2003										SIDEWALK									
2										0860										DRVWY CONC									
3										1961										PUMP HS									
4										1998										SHED-ES									
5										0200										BAR-B-Q									
6										1455										FENCE VINY									
7										1455										FENCE VINY									
8										0862										DRVWY BRCK									

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 598400 2024

R 25-37-24-0012-0510-0010

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$1,875.30
SCHOOL LRE	.0030960	\$762.40
SCHOOL DISC	.0022480	\$553.58
CITY OF ARCADIA	.0079000	\$1,945.41
SOUTHWEST WATER MGMT	.0001909	\$47.01
TOTAL AD-VALOREM:		\$5,183.70

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE RESCUE-ARCADIA	\$77.00
Asmt - SOLID WASTE	\$45.50
TOTAL NON-AD VALOREM:	\$122.50

COMBINED TAXES & ASMTS: \$5,306.20

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

Property Address:
406 E MAGNOLIA ST ARCADIA 34266

CASTILLO JANIE
406 E MAGNOLIA ST
ARCADIA , FL 34266

0.495 ACRES
TOWN OF ARCADIA O S
LOTS 1 2 3 7 & 8 BLK 51 IN SEC
31/37/25
OR 75/449 OR 267/595

FAIR MKT VALUE \$246,254.00 DIST 1

ASSESS \$246,254.00 EXEMPT VALUE \$0.00

TAXABLE VALUE \$246,254.00

**** PAID ****

Last Payment: 11/26/2024 **Receipt Number:** 600730

Amount Collected: \$5,093.95 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
253724001205100010	R	2024	\$5,183.70	\$122.50	11/26/2024	\$5,093.95	\$0.00
253724001205100010	R	2023	\$4,712.59	\$122.50	11/29/2023	\$4,641.69	\$0.00
253724001205100010	R	2022	\$1,413.85	\$122.50	11/28/2022	\$1,474.90	\$0.00
253724001205100010	R	2021	\$1,439.07	\$122.50	11/18/2021	\$1,499.11	\$0.00
253724001205100010	R	2020	\$1,433.53	\$122.50	1/25/2021	\$1,524.91	\$0.00
253724001205100010	R	2019	\$1,398.21	\$122.50	12/26/2019	\$1,475.09	\$0.00
253724001205100010	R	2018	\$1,368.99	\$122.50	12/10/2018	\$1,446.75	\$0.00
253724001205100010	R	2017	\$1,341.34	\$122.50	12/4/2017	\$1,419.92	\$0.00
253724001205100010	R	2016	\$1,313.86	\$122.50	12/12/2016	\$1,393.27	\$0.00
253724001205100010	R	2015	\$1,319.89	\$122.50	12/28/2015	\$1,399.12	\$0.00
253724001205100010	R	2014	\$1,298.08	\$122.50	12/11/2014	\$1,377.96	0.00

After Recording Return to:
Diana L. Heitman
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266

This Instrument Prepared by:
Diana L. Heitman
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):
25-37-24-0012-0510-0010
File No.: 2022-31407

TRUSTEE'S DEED

By this Deed, Made the 11 day of July, 2022, by **Betty A. Aaron, an unmarried woman, individually and as Trustee under the Robert V. Aaron and Betty A. Aaron Living Trust dated May 25, 2007**, whose post office address is: **406 East Magnolia Street, Arcadia, FL 34266**, hereinafter called the "Grantor", to **Janie Castillo, an unmarried woman**, whose post office address is: **406 East Magnolia Street, Arcadia, FL 34266**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Twenty Seven Thousand Dollars and No Cents (\$227,000.00)** 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:

LOTS 1, 2, 3, 7 AND 8, BLOCK 51, ORIGINAL SURVEY OF ARCADIA, 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 1, Pages 22 and 67 and re-recorded in Plat Book C-5, Page 56.

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.
GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.
(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: Cathy Proctor & Betty A. Aaron
Printed Name: Cathy Proctor Betty A. Aaron
Individually and as Trustee

Witness Signature: Shirley Ann
Printed Name: Shirley Ann

State of Florida

County of Sarasota

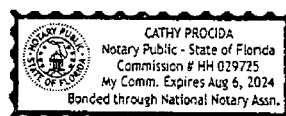
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of July, 2022 by Betty A. Aaron, individually and as Trustee. He/She/They is/are ☐ Personally Known OR ☒ Produced US. Turned In as Identification.

Cathy Proctor
Notary Public Signature (SEAL)

Printed Name: Cathy Proctor

My Commission Expires: August 6, 2024

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)





Search Again

Your results are shown below. You may click a column heading to sort that column. Clicking the same heading again will reverse the order of the search.

Page Size: 25

24 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
CASTILLO JANIE	T	01/28/2025	ORD	202514000630	0/0	1	\$0.00	CASE #24SC477 ORDER OF DISMISSAL View Image
CASTILLO JANIE	F	02/02/2023	JUD	202314001271	0/0	1	\$0.00	CASE #23CC08 F/J FOR POSSESSION RESIDENTIAL PROPERTY EVICTION View Image
CASTILLO JANIE	F	01/26/2023	NOC	202314001013	0/0	1	\$0.00	406 E MAGNOLIA ST View Image
CASTILLO JANIE	F	12/12/2022	NOC	202214010014	0/0	1	\$0.00	1581 SW WEST AVE View Image
CASTILLO JANIE	F	12/12/2022	NOC	202214009994	0/0	1	\$0.00	822 E MAGNOLIA ST View Image
CASTILLO JANIE	F	11/16/2022	NOC	202214009013	0/0	1	\$0.00	406 E MAGNOLIA ST View Image
CASTILLO JANIE	T	07/12/2022	D	202214005745	0/0	2	\$227,000.00	LTS 1, 2, 3, 7 & 8, BLK 51, ORIGINAL SURVEY OF ARCADIA... View Image
CASTILLO JANIE	F	07/12/2022	MTG	202214005746	0/0	11	\$152,000.00	SEE EXHIBIT "A" View Image
CASTILLO JANIE L	T	03/14/2022	SAT	202214002056	0/0	1	\$0.00	INST #200914009925 & #201114013948 View Image
CASTILLO JANIE M	F	01/06/2022	ASG	202214000155	0/0	1	\$0.00	LTS 16 & 17, BLK 'N' RESUB OF BLKS 'N' & 'O', MILLS ADDITION... View Image
CASTILLO JANIE	T	08/17/2021	D	202114006201	0/0	2	\$140,000.00	LTS 16 & 17 BLK N RESUB OF BLKS N & O MILLS ADDITION TO ARCADIA... View Image
CASTILLO JANIE	F	08/17/2021	MTG	202114006202	0/0	3	\$110,000.00	LTS 16 & 17 BLK N RESUB OF BLKS N & O MILLS ADDITION TO ARCADIA... View Image

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
CASTILLO JANIE	T	06/26/2019	SAT	201914004113	0/0	1	\$0.00	INST #201614004180 View Image
CASTILLO JANIE	T	04/03/2017	SAT	201714001660	0/0	1	\$0.00	INST# 201114017477 & 201114017016 View Image
CASTILLO JANIE	T	08/29/2016	CCJ	201614004180	0/0	1	\$0.00	CASE #15CA78 View Image
CASTILLO JANIE M FKA	F	12/28/2015	D	201514006610	0/0	2	\$10,377.00	LT 31, SAN JOSE ESTATES View Image
CASTILLO JANIE	T	10/21/2011	CCJ	201114017477	0/0	1	\$0.00	CASE #11-SC-196 View Image
CASTILLO JANIE	T	10/03/2011	CP	201114017016	0/0	2	\$0.00	F/J; CASE# 11-SC-196 View Image
CASTILLO JANIE L FKA	F	05/24/2011	MOD	201114013948	0/0	2	\$0.00	INSTRUMENT# 200914009925 View Image
CASTILLO JANIE L	F	03/10/2010	UNK	201014002158	0/0	3	\$0.00	2000 GENA MOBILE HOME View Image
CASTILLO JANIE L	F	03/10/2010	UNK	201014002159	0/0	3	\$0.00	2000 GENA MOBILE HOME View Image
CASTILLO JANIE L	T	01/11/2010	SAT	201014000335	0/0	1	\$0.00	OR 575 P 2527 View Image
CASTILLO JANIE L FKA	F	12/09/2009	MTG	200914009925	0/0	6	\$60,000.00	LOT 31 SAN JOSE ESTATES View Image
CASTILLO JANIE L	F	02/06/2006	MTG	2006001575	575/2527	10	\$90,895.88	LT 31 SAN JOSE ESTATES View Image

24 items found, displaying all items.

Request: 4184 Entered on: 04/23/2024 2:40 PM By: Sarah Milstead

Customer Information

Name: Building Department(Alison)
Address: 201 East oak St., Suite 204
Arcadia, FL 34266

Phone:
Alt. Phone:
Email:

Request Classification

Topic: Expired Building Permit
Status: Open
Assigned to: Sharon Gray
Property Address: 406 E Magnolia St

Request type: Problem
Priority: Normal
Entered Via: Phone



Property APN:

Description

Permit Expired #BLDR-13144-2023

Reason Closed

Date Expect Closed: 05/03/2024

Enter Field Notes Below

Notes:

Notes Taken By: _____ Date: _____

From: noreply@desotobocc.com [mailto:noreply@desotobocc.com]

Sent: Monday, September 4, 2023 8:03 PM

To: CASTILLOPAYROLL@GMAIL.COM

Subject: Notice of Expired Permit

This email originated outside of Desoto County BOCC. Think before you click!!!

PERMIT #: BLDR-13144-2023

ISSUE DATE: 2/14/2023

LAST INSPECTION: 3/20/2023

PERMIT TYPE: Building (Residential), Addition

ADDRESS: 406 MAGNOLIA ST

This letter is to inform you that the above referenced permit issued to you as the property owner **expired 9/5/2023**. You will need to renew your permit by re-paying all applicable fees and complete a new permit application. You may be able to request an extension if an extension has not already been granted.

Per Florida Building Code 105.4.1.3 Florida Building Code 105.4.1. *Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.*

If you do not rectify this situation within thirty (30) days from the date of this letter, your permit will be turned over to Code Enforcement. At that time, you will need to reapply and pay new permit fees and/or code enforcement incurred charges.

Please contact the building department at 863-993-4811 if you have any questions regarding this matter.

Thank you.

Alison M. Shuman
Office Manager

Public Information

Search

All

for

BLDR-13144-2023

Exact Phrase ☒

Search

Reset

Export

Found 1 result

[Next \(\)](#) | [Top \(\)](#) | [Paging Options \(\)](#) | [Filter Options \(\)](#) | [Main Menu \(\)](#)



Permit Number BLDR-13144-2023

Applied Date 01/26/2023

Type Building (Residential) - Addition

Issued Date 02/14/2023

Project Name

Expiration Date 09/05/2023

Status Expired

Finalized Date

Main Parcel 253724001205100010

Address 406 E MAGNOLIA ST ARCADIA FL

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

COPY

NOTICE to CORRECT VIOLATION

CASTILLO JANIE
406 E MAGNOLIA ST
ARCADIA, FL 34266

RE: 406 E MAGNOLIA ST
PIN #: 25-37-24-0012-0510-0010
Case No: CE-24-0441

Date: May 20, 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 at **12:52 pm**, the property located at **406 E MAGNOLIA ST** was visited and revealed the following:

Your permit# BLDR-13144-2023 for an addition has expired. Please contact the Building Department to renew your expired permit.

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

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

Due by: June 7, 2024

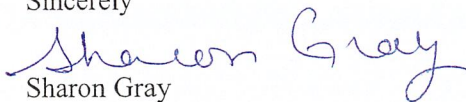
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation 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


Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588385517

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

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

OFFICIAL USE

Certified Mail Fee \$ 4.40

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

☒ Return Receipt (hardcopy) \$ 3.65

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 6.4

Total Postage and Fees \$ 8.69

Postmark Here

ARCADIA POST OFFICE
 MAY 21 2024
 34266-USPS

Janie Castillo
 406 E Magnolia St
 Arcadia, FL 34266

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

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Write 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.

1. Article Addressed to:

Janie Castillo
 406 E Magnolia St
 Arcadia, FL 34266

2. Article Number (Transfer from service label)

9590 9402 8654 3244 4925 55

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

☐ Insured Mail Restricted Delivery

☐ Priority Mail Express[®]

☐ Registered MailTM

☐ Registered Mail Restricted Delivery

☒ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☐ Agent

☐ Address

B. Received by (Printed Name)

Janie Castillo

C. Date of Delivery

MAY 21 2024

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

9589 0710 5270 1588 3855 17

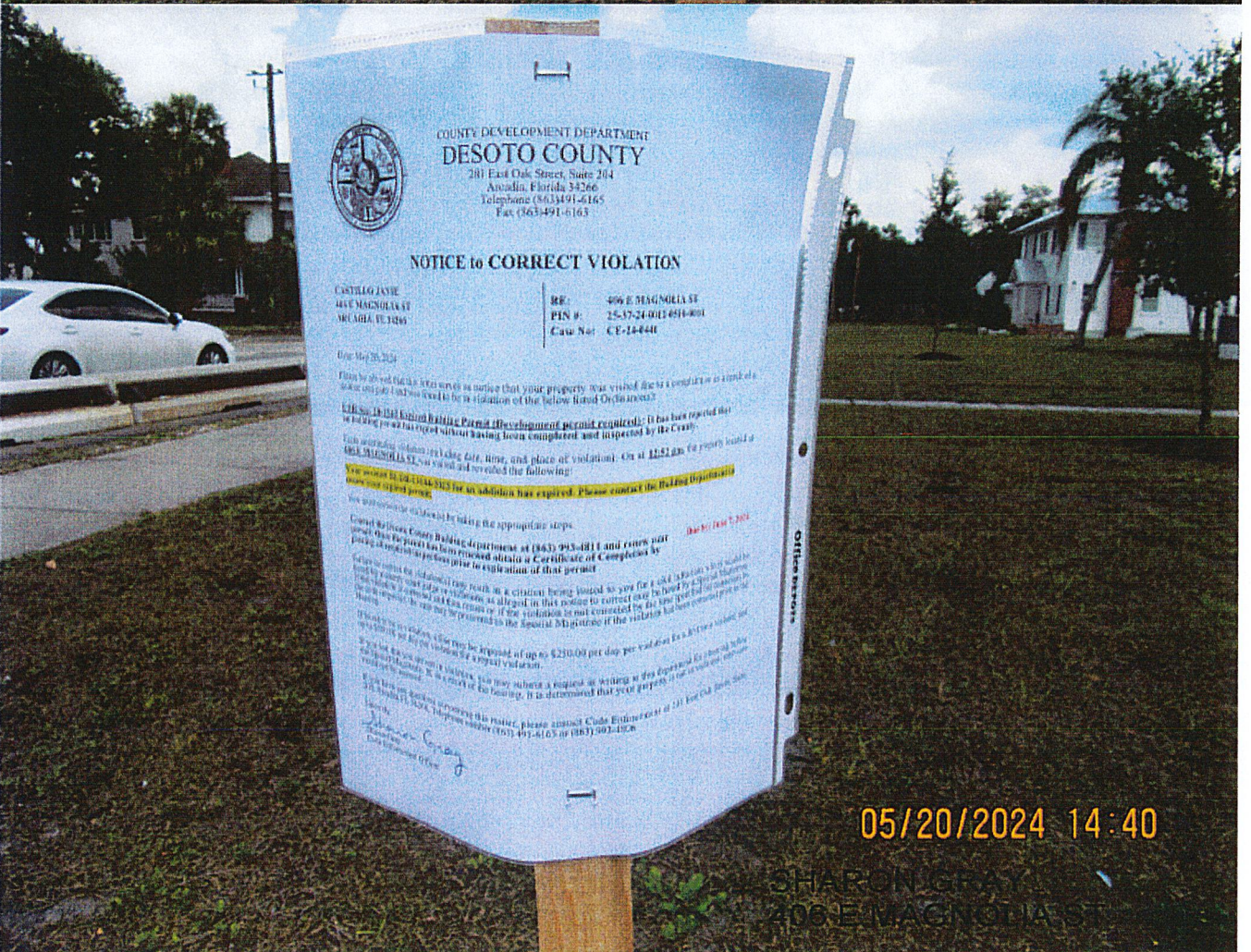
PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



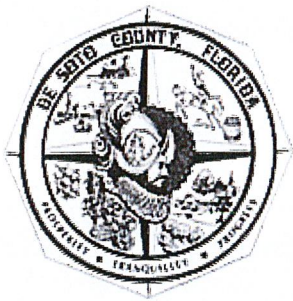
05/20/2024 14:40

SHARON GRAY
406 E MAGNOLIA ST



05/20/2024 14:40

SHARON GRAY
406 E MAGNOLIA 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, Sharon Gray, duly sworn, deposes and says: That on 5/20/2024 @ 2:40 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

CASTILLO JANIE

406 E MAGNOLIA ST

ARCADIA, FL 34266

at the following location(s): 406 E MAGNOLIA ST

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

DATE: May 20, 2024

affiant Sharon Gray

Sworn to and subscribed before me this 20th day of May, 2024 by Sharon Gray who is personally known OR Produced Identification

Notary Public

YOJAIDA HERNANDEZ
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH145225
MY COMMISSION EXPIRES AUG. 26, 2025

Sharon Gray

From: Alison Shuman
Sent: Thursday, March 20, 2025 7:41 AM
To: Sharon Gray
Cc: Building Dept
Subject: RE: BLDR-13144-2023 - 406 E Magnolia St

I have no recorded contact with the property owner. The last inspection was on 3/20/2023, and the permit has been expired since 9/5/2023.

Regards,



Alison M. Shuman

Permit Technician Supervisor

DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Wednesday, March 19, 2025 2:49 PM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: FW: BLDR-13144-2023 - 406 E Magnolia St

Alison,

Just checking on the status of permit# BLDR-13144-2023 for 406 East Magnolia St? Has there been any contact? If no progress has been made I will set up for Special Masters.

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-491-6165
s.gray@desotobocc.com
www.desotobocc.com



From: Alison Shuman
Sent: Thursday, August 1, 2024 8:55 AM
To: Sharon Gray <s.gray@desotobocc.com>
Cc: Jackie Douglas <j.douglas@desotobocc.com>; Juana Sanchez <j.sanchez@desotobocc.com>; Samantha Gomez <s.gomez@desotobocc.com>
Subject: RE: BLDR-13144-2023 - 406 E Magnolia St

Permit BLDR-13144-2023 has been expired since 9/5/2023. The final building inspection failed on 5/21/2024 with the following note from the inspector:

No documentation of mechanical, rough or final or electrical, rough and final or any of the roof inspections.

No permit was pulled for electrical or mechanical work. There has been no documented contact by the homeowner.

Regards,

A handwritten signature in blue ink, appearing to read "AS", is written over a light blue horizontal line.

Alison M. Shuman

Permit Technician Supervisor
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-993-4811
Fax: 863-491-6163
a.shuman@desotobocc.com
www.desotobocc.com



From: Sharon Gray
Sent: Wednesday, July 31, 2024 1:21 PM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: BLDR-13144-2023 - 406 E Magnolia St

This email originated inside of Desoto County BOCC.

Alison,

Can I please get a status update on permit# BLDR-13144-2023 for 406 E Magnolia St and if there has been any additional contact from the owner?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



Sharon Gray

From: Sharon Gray
Sent: Thursday, December 12, 2024 3:37 PM
To: 'castillopayroll@gmail.com'
Subject: BLDR-13144-2023

Janie,

Your permit# BLDR-13144-2023 for the addition has expired. Please contact the Building Department at 863-993-4811 or at building@desotobocc.com to renew your expired permit. If you have any further questions you can contact myself.

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



City
Zoning

BLDR-15144-2623

Florida Building Code 7th Edition ♦ National Electric Code 2017 ♦ Florida Fire Prevention Code 7th Edition

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 Janie Castillo Phone 863-244-1098 Contractor _____ Phone _____
Mailing Address 1224 Windy Woods Way Mailing Address _____
Email Castillopayrolle@gmail.com Email _____
Parcel # _____
Project Street Address 406 E. Magnolia St.
Directions to Project 406 E Magnolia St.
Description of Project Walls to be attached to existing walls Power Co ☐ FPL ☐ PEACE RIVER
Intended Use _____ Contract Cost \$ 16,000.00
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 1. Use County Franchisee – attach contract with Womack Sanitation Inc.
2 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 \$15,000 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

Date

Contractor Signature

Date

STATE OF FLORIDA, COUNTY OF Desoto
Sworn to (or affirmed) and subscribed before me by means of physical presence or [] online notarization, this 12th day of December, 2022, by Janie Castillo.

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

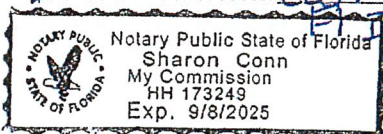
Notary Signature

Personally Known _____ OR Produced Identification X

Type of Identification Produced C234-433-73886-0

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)*

 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.

 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.

 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.

 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.

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

 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.

 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.

 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.

 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.

 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.

JC I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address:

406 E Magnolia St

JC I agree to notify **DeSoto County Building Department** immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

JC Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

JC Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

I, Junie Castro, do hereby state that I am qualified and capable of performing the requested construction involved with the permit application filed and agree to the conditions specified above.

Signature of Owner-Builder

Date

1/24/23

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was signed and sworn before me via ☒ physical presence OR ☐ online notarizations this 24 day of

January, 2023 by Junie Castro.

Personally known ☒ or

Produced Identification ☐

Type of identification produced. _____

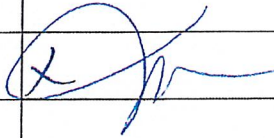
[Signature]
Notary Public STATE OF FLORIDA
JURIL CLAYTON WANSFIELD
NOTARY PUBLIC
STATE OF FLORIDA
Commission # H222254
MY COMMISSION EXPIRES JAN. 31, 2026

A violation of this exemption is a misdemeanor of the first degree punishable by a term of imprisonment not exceeding 1 year and a \$1,000.00 fine in addition to any civil penalties. In addition, the local permitting jurisdiction shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued.

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 406 E Magnolia St. PERMIT # _____

Permit Type	Contractor's Company Name	License Number	Contractor's Signature	Date
Building	X Jimmie Castka		X 	X 1/24/23
Mobile Home				
Electrical				
Plumbing				
Mechanical				
Aluminum				
Gas				
Roofing				
Drywall				
Carpentry				
Masonry				
Concrete				
Demo				
Fire Alarm				
Fire Sprinkler				
Other				



P.O. Drawer 1000 • Arcadia, Florida 34265

January 11, 2023

Via U.S. Regular Mail

Janie Castillo
12224 Winding Woods Way
Lake Wood Ranch, FL 34202

Re: Certificate of Appropriateness
File No.: 22-97CA
Property Address: 406 E. Magnolia Street, Arcadia, FL

Dear Ms. Castillo,

Please be advised the application for the Certificate of Appropriateness which you submitted to the Historic Preservation Commission was approved on January 9, 2023 to enclose the porch on home listed at the property above.

If you should have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

Penny Delaney
City Clerk

PD/mg

Arcadia...A Good Town Year Round

Sharon Gray

From: Alison Shuman
Sent: Thursday, August 1, 2024 8:55 AM
To: Sharon Gray
Cc: Jackie Douglas; Juana Sanchez; Samantha Gomez
Subject: RE: BLDR-13144-2023 - 406 E Magnolia St

Permit BLDR-13144-2023 has been expired since 9/5/2023. The final building inspection failed on 5/21/2024 with the following note from the inspector:

No documentation of mechanical, rough or final or electrical, rough and final or any of the roof inspections.

No permit was pulled for electrical or mechanical work. There has been no documented contact by the homeowner.

Regards,



Alison M. Shuman

Permit Technician Supervisor

DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Wednesday, July 31, 2024 1:21 PM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: BLDR-13144-2023 - 406 E Magnolia St

This email originated inside of Desoto County BOCC.

Alison,

Can I please get a status update on permit# BLDR-13144-2023 for 406 E Magnolia St and if there has been any additional contact from the owner?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



Sharon Gray

From: Juana Sanchez
Sent: Tuesday, June 18, 2024 3:32 PM
To: Sharon Gray
Subject: RE: BLDR-13144-2023 - 406 East Magnolia St
Attachments: Inspection Results for insp #IBLD-50018-2024

Good afternoon,

Property owner Janie Castillo called to request an inspection on 05/20/2024. The inspection was scheduled for 05/21/2024. The Final Building Inspection has an inspection status of "Re-inspection required." Please see the inspection result email.

Janie Castillo did call in to ask about the inspection results and she was given Michael LaBarre's number since he was the inspector. No other contact has been made with our department.

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



From: Sharon Gray
Sent: Tuesday, June 18, 2024 3:11 PM
To: Juana Sanchez <j.sanchez@desotobocc.com>
Subject: BLDR-13144-2023 - 406 East Magnolia St

This email originated inside of Desoto County BOCC.

Juana,

What is the status of permit# BLDR-13144-2023 for 406 East Magnolia St? Has anyone contacted you in regards to this permit?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com





INSPECTION WORKSHEET (IBLD-50018-2024) FOR DESOTO COUNTY BOCC DEVELOPMENT DEPARTMENT

Case Number:	BLDR-13144-2023	Case Module:	Permit
Inspection Date:	05/21/2024	Inspection Status:	Re-inspection required
Inspector:	Michael LaBarre	Inspection Type:	Final Building
Job Address:	406 E Magnolia St Arcadia, FL	Parcel Number:	253724001205100010
Contact Type	Company Name	Name	
Owner	CASTILLO PAYROLL & TAX SERVICE INC	JANIE CASTILLO	
Owner/Builder	CASTILLO PAYROLL & TAX SERVICE INC	JANIE CASTILLO	
Checklist Item	Results	Comments	
General Comments - Checklist item used to track general comments, not specific to any other checklist item	Fail	No documentation of mechanical, rough or final or electrical, rough and final or any of the roof inspections.	

**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:

Debra A. Smith
City Administrator and Clerk

Approved as to Form and Correctness:

William J. Smith
City Attorney

DESOTO COUNTY, FLORIDA

By

Ronald P Neash
Chairman

Dated:

3/2/11

ATTEST:

C. Amy Mayes
County Administrator

Approved as to Form and Correctness:

James R. Rom
County Attorney