

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0828

VALDOVINOS ELISANDRO & VALDOVINOS MIRIAM

Respondents,

_____/

TO: VALDOVINOS ELISANDRO & VALDOVINOS MIRIAM
2951 SE NORMAN AVE
ARCADIA FL 34266

RE: 2951 SE NORMAN AVE, 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 **April 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: 9589071052700462269035

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 24-0828

VALDOVINOS ELISANDRO &
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: VALDOVINOS ELISANDRO &, 2951 SE NORMAN AVE, ARCADIA FL 34266.

1. An inspection on February 20, 2025, Code Enforcement Officer visited your property located at 2951 SE NORMAN AVE, ARCADIA FL 34266 described and zoned as: RMF-6

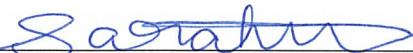
DeSoto County Tax Parcel Number #08-38-25-0357-0000-0140 more particularly described by deed or instrument number #201814006424 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Unauthorized dumping and accumulation prohibited , Overgrown , Parking and storage of certain vehicles and trailers.**
3. These are direct violation of DeSoto County Land Development Regulations: DCCO Section 11-302 , LDR Sec. 20-1616 (a)(5)(e) , LDR Sec 20-97, 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 September 23, 2024 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Remove all garbage, refuse, rubbish, junk, derelict vehicles, and debris from the property. , Mow and maintain the property , Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property. 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 10th day of march, 2025 Affiant is personally known to me.


Notary Public



CODE ENFORCEMENT CASE

CASE NUMBER: 24-0828

Name	VALDOVINOS ELISANDRO & VALDOVINOS MIRIAM
Property Address	2951 SE NORMAN AVE
Zoning	RMF-6
Violation (1)	DCCO 11-302 ACCUMULATION & DUMPING
Violation (2)	LDR20-1616(a)(3) OVERGROWN

CASE NOTES

9/16/2024	COMPLAINT RECEIVED
9/20/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
9/23/2024	POSTED THE N2C TOOK PHOTOS
10/4/2024	THEY MOWED AND VEHICLES GONE
10/23/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
1/30/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
2/20/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
3/7/2025	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	32	\$	4.80
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			\$	24.08

X	PROPERTY CARD
X	TAX RECORD
X	DEED

		Accepted	Rejected
10/4/2024	N2C GREEN CARD RETURN DATE	X	
	HEARING GREEN CARD RETURN DATE		

Code Enforcement Case: CE-24-0828

Entered on: 09/20/2024 11:00 AM

Printed on: 03/07/2025

Topic: Garbage and Debris
Due Date: 03/10/25
Initiated by: Building Department
Hearing Date:
SM Case No:

Status: Open - In Violation
Assigned To: Thomas Turnbull
Area #: RMF-6
Hearing Time:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 2951 SE NORMAN AVE , 34266

Phone:

Cell #:

APN : 08-38-25-0357-0000-0140

Owner Information

Owner Name: VALDOVINOS ELISANDRO &

Address: VALDOVINOS MIRIAM
2951 SE NORMAN AVE
ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	09/16/2024	1:34 pm	Request 4673-Mike Building Department - Junk & debris all over property.
Inspection / Site Visit	Thomas Turnbull	09/20/2024	9:23 am	There is all type of debris in the yard with derelict vehicles. Overgrown too. Took photos.
Notice of Violation	Thomas Turnbull	09/23/2024	8:06 am	> Inspection Time:9:23 am, Send to (Owner - Cert no=9589071052700462267710), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	09/23/2024	9:10 am	Posted the N2C and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	10/04/2024	8:48 am	They mowed and removed the derelict vehicles. The debris is still there in the yard. Took photos.
Return Receipt Received	Sarah Milstead	10/04/2024	1:28 pm	Green card received back in office.
Inspection / Site Visit	Thomas Turnbull	10/23/2024	8:51 am	It is still mowed. The vehicles are gone, but the debris is still there. took photos.
Inspection / Site Visit	Thomas Turnbull	01/30/2025	9:34 am	They are still in violation of the debris and trash, took photos.
Inspection / Site Visit	Thomas Turnbull	02/20/2025	9:56 am	They still have junk and debris in the yard and the yard is still overgrown. The unlicensed vehicles are gone. took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	03/07/2025	3:35 pm	Turn into be review for special master hearing

Violations

#	Violation Type	Due Date	Status	Closed Date
1	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, derelict vehicles, and debris from the property.		Open	
2	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open	
3	LDR Sec 20-97 - Parking and storage of certain vehicles and trailers Corrections Required:Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property		Open	

Additional Addresses

Address Type:Complainant
Name:Mike Building Department

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: 3/6/2025

Parcel: << 08-38-25-0357-0000-0140 (20312) >>

Owner & Property Info

Result: 5 of 5

Owner	VALDOVINOS ELISANDRO & VALDOVINOS MIRIAM 2951 SE NORMAN AVE ARCADIA, FL 34266		
Site	2951 SE NORMAN AVE, ARCADIA		
Description*	SANDALWOOD ESTATES FIRST ADD LOT 14 INST: 201814006424		
Area	0.5 AC	S/T/R	08-38-25
Use Code**	SINGLE FAMILY (0100)	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.

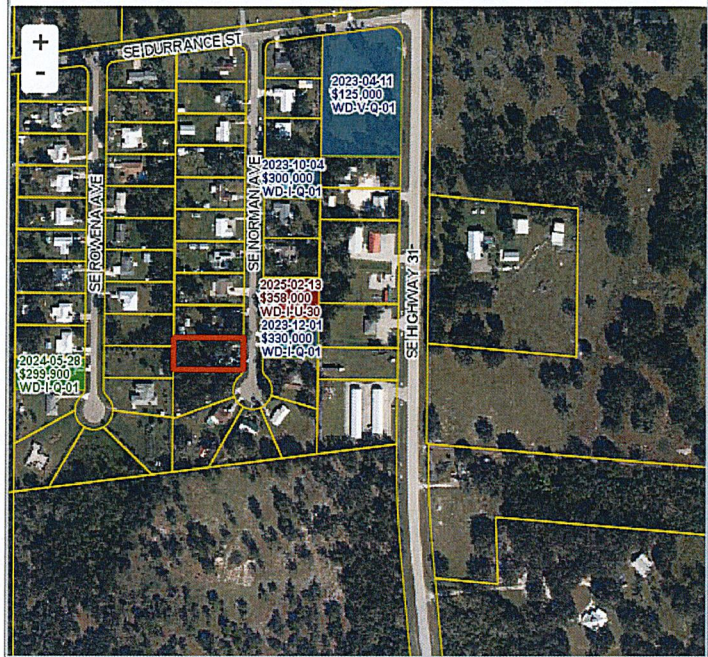
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$20,000	Mkt Land	\$20,000
Ag Land	\$0	Ag Land	\$0
Building	\$197,149	Building	\$208,126
XFOB	\$8,756	XFOB	\$8,400
Just	\$225,905	Just	\$236,526
Class	\$0	Class	\$0
Appraised	\$225,905	Appraised	\$236,526
SOH/10% Cap	\$72,269	SOH/10% Cap	\$78,281
Assessed	\$153,636	Assessed	\$158,245
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$103,636 other:\$103,636 school:\$128,636	Total Taxable	county:\$108,245 other:\$108,245 school:\$133,245

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
10/31/2018	\$182,500	201814006424	WD	I	Q	01
1/27/2017	\$169,000	201714000490	WD	I	Q	01
12/28/1989	\$0	266 / 104	QC	I	U	
8/11/1989	\$58,000	262 / 130	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1988	1588	2360	\$206,825

*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
1955	POOL R	1991	\$1,544.00	176.00	8 x 22
1941	PL CG G-M	1991	\$729.00	759.00	23 x 33
1917	PATIO C	1991	\$306.00	583.00	0 x 0
1450	FENCE WD	1991	\$146.00	44.00	0 x 0
0860	DRVWY CONC	1988	\$1,044.00	702.00	0 x 0
2003	SIDEWALK	1988	\$120.00	81.00	0 x 0
0850	CONCR SLAB	1988	\$13.00	9.00	3 x 3
0850	CONCR SLAB	1988	\$24.00	16.00	4 x 4
0850	CONCR SLAB	1988	\$36.00	24.00	3 x 8
1916	PATIO B	2020	\$421.00	170.00	x
1455	FENCE VINYL	2022	\$3,750.00	202.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$20,000 /LT	\$20,000	RMF-6

* 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: 5 of 5

SANDALWOOD ESTATES FIRST ADD
LOT 14
INST: 201814006424

VALDOVINOS ELISANDRO & VALDOVINOS MIRIAM
VALDOVINOS MIRIAM, 2951 SE NORMAN AVE
ARCADIA, FL 34266

2024

08-38-25-0357-0000-0140

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	17	CB STUCCO	100	0100	01	1,938	111.8700	134.24	260,157	1988	1988	0	0	0	20.00	80.00													
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM - 100% - 2021												Heated Area: 1588													
Roof Cover	12	METAL	100													HX Base Yr 2021													
Interior Wall	05	DRYWALL	100																										
Interior Floor	14	CARPET	100																										
Air Condition	03	CENTRAL	100																										
Heating Type	04	AIR DUCTED	100																										
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	03	MASONARY	100																										
Stories	1	100																											
Architectural	01	100																											
Fireplace	01	FPLC-A	100																										
Units	0	100																											
Quality										03	AVERAGE																		
DOR CODE										0100	SINGLE FAMILY																		
MAP NUM										MKT AREA																			
NEIGHBORHOOD/LOC										300300.00	1.00/																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,588	100	1,588	170,538																									
FGR	400	55	220	23,626																									
USP	348	35	122	13,102																									
USP	24	35	8	859																									
TOTALS										2,360	1,938																		
EXTRA FEATURES										2951 SE NORMAN AVE, ARCADIA																			
L N	OBX CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBX/CF MKT VALUE	NOTES													
1	1955	POOL R	0	100	8	22			176.00 SF	29.25	100	1991	1991	3	32	1,647													
2	1941	PL CG G-M	0	100	23	33			759.00 SF	3.00	100	1991	1991	3	36	820													
3	1917	PATIO C	0	100	0	0			583.00 SF	1.75	100	1991	1991	3	32	326													
4	1450	FENCE WD	0	100	0	0			44.00 LF	13.25	100	1991	1991	3	25	146													
5	0860	DRVWY CONC	0	100	0	0			702.00 SF	2.50	100	1988	1988	3	62	1,088													
6	2003	SIDEWALK	0	100	0	0			81.00 SF	2.50	100	1988	1988	3	62	126													
7	0850	CONCR SLAB	0	100	3	3			9.00 SF	2.50	100	1988	1988	3	62	14													
8	0850	CONCR SLAB	0	100	4	4			16.00 SF	2.50	100	1988	1988	3	62	25													
9	0850	CONCR SLAB	0	100	3	8			24.00 SF	2.50	100	1988	1988	3	62	37													
10	1916	PATIO B	0	100	0	0			170.00 SF	2.50	100	2021	2020		99	421													
LAND DESCRIPTION										TOTAL OB/CF																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0100	C	SFR	100		RMF-6100.00	218.00		1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000												
REVIEW DATE 12/18/2023 BY AS Total Acres: 0.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/06/2024 BY SYS																													

VALDOVINOS ELISANDRO &/VALDOVINOS MIRIAM
VALDOVINOS MIRIAM, 2951 SE NORMAN AVE
ARCADIA, FL 34266

08-38-25-0357-0000-0140

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

MARKET ADJUSTMENTS

TYPEMDLEFF.AREATOT ADJ PTSEFF.BASE RATEREPL.COST NEWAYBEYBECONFNCTNORM% COND

DESOTO COUNTY PROPERTY

PAGE 2 of 2

TOTALS

EXTRA FEATURES

VALUATION BY

Tax Group: 7Tax Dist:

BUILDING MARKET VALUE208,126

TOTAL MARKET OB/XF VALUE8,400

TOTAL LAND VALUE - MARKET20,000

TOTAL MARKET VALUE236,526

SOH/IAGL Deduction78,281

ASSESSED VALUE158,245

TOTAL EXEMPTION VALUERX RB50,000

BASE TAXABLE VALUE108,245

TOTAL JUST VALUE236,526

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE225,905

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOODLOC300300.001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/17/2022MLU

SALSALES DATA

OFF RECORD NumberDATEINSTQ / U / V / I / RSNSALE PRICE

20181400642410/31/2018WDQI01182,500

GRANTOR: EDWARDS VERNON NEAL J

GRANTEE: VALDOVINOS ELISANDR

2017140004901/27/2017WDQI01169,000

GRANTOR: EDWARDS CATHY

GRANTEE: EDWARDS VERNON NEAL

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF3,750

REVIEW DATE12/18/2023BY AS

Total Acres: 0.50Total Land Value: 20,000Market: 0Agricultural: 0Common: 20,000

PRINTED 11/06/2024 BY SYS

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1752600 2024

R 08-38-25-0357-0000-0140

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$824.32
COUNTY LAW ENF	.0024399	\$264.11
SCHOOL LRE	.0030960	\$412.53
SCHOOL DISC	.0022480	\$299.53
SOUTHWEST WATER MGMT	.0001909	\$20.66
TOTAL AD-VALOREM:		\$1,821.15

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: \$2,292.78

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions: HX HB

Property Address:
2951 SE NORMAN AVE ARCADIA 34266

VALDOVINOS ELISANDRO &
VALDOVINOS MIRIAM
2951 SE NORMAN AVE
ARCADIA , FL 34266 - 0000

0.500 ACRES
SANDALWOOD ESTATES FIRST ADD
LOT 14
INST: 201814006424

FAIR MKT VALUE	\$236,526.00	DIST	7
ASSESS	\$158,245.00	EXEMPT VALUE	\$50,000.00
TAXABLE VALUE	\$108,245.00		

**** PAID ****

Last Payment: 11/26/2024 Receipt Number: 602227

Amount Collected: \$2,201.07 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original	Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
083825035700000140	R	2024	\$1,821.15	\$471.63		11/26/2024	\$2,201.07	\$0.00
083825035700000140	R	2023	\$1,779.26	\$464.82		11/29/2023	\$2,154.32	\$0.00
083825035700000140	R	2022	\$1,678.15	\$454.67		11/28/2022	\$2,047.51	\$0.00
083825035700000140	R	2021	\$1,706.24	\$448.16		11/21/2021	\$2,068.22	\$0.00
083825035700000140	R	2020	\$2,377.24	\$442.81		11/25/2020	\$2,707.25	\$0.00
083825035700000140	R	2019	\$2,351.69	\$438.38		11/20/2019	\$2,678.47	\$0.00
083825035700000140	R	2018	\$1,190.47	\$432.50		11/5/2018	\$1,558.05	\$0.00
083825035700000140	R	2017	\$1,708.92	\$390.50		11/27/2017	\$2,015.44	\$0.00
083825035700000140	R	2016	\$1,567.96	\$390.50		1/30/2017	\$1,919.29	\$0.00
083825035700000140	R	2015	\$1,594.79	\$311.50		2/8/2016	\$1,887.23	\$0.00
083825035700000140	R	2014	\$1,434.81	\$287.50		1/27/2015	\$1,687.86	0.00



F10.00
F1277.50 Doc

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

This Instrument Prepared by
Diana L. Heilman
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 201814006424 Date: 11/5/2018 Time: 12:32 PM
Doc Stamp-Deed: 1277.50

RB DC, Nadia K. Daughtrey, Desoto County Page 1 of 1

Property Appraisers Parcel I.D. (Folio) Number(s):
08-38-25-0357-0000-0140
File No.: 2018-27984

WARRANTY DEED

This Warranty Deed, Made the 31 day of October, 2018, by **Vernon Neal Edwards Jr., a married man, joined by his wife, Leslie Edwards**, whose post office address is: **285 Park Ave., Apt 6107, Pooler, GA 31322-4228**, hereinafter called the "Grantor", to **Elisandro Valdovinos and Miriam Valdovinos, as husband and wife**, whose post office address is: **2951 SE Norman Avenue, Arcadia, FL 34266**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Eighty Two Thousand Four Hundred Fifty Dollars and No Cents (\$182,450.00)** 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:

LOT 14, SANDALWOOD ESTATES, FIRST ADDITION, 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 9, Page 61.

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 2018, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

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

Witness Signature: Cristall L. Meeks Vernon Neal Edwards Jr.
Printed Name: Cristall L. Meeks Vernon Neal Edwards Jr.

Witness Signature: Rayton Bacon Jr.
Printed Name: Rayton Bacon Jr.

Witness Signature: Cristall L. Meeks Leslie Edwards
Printed Name: Cristall L. Meeks Leslie Edwards

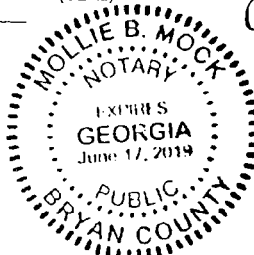
Witness Signature: Rayton Bacon Jr.
Printed Name: Rayton Bacon Jr.

State of Georgia
County of Bryan

The foregoing instrument was acknowledged before me this 31 day of October, 2018 by **Vernon Neal Edwards Jr., a married man, joined by his wife, Leslie Edwards** who is/are personally known to me or has/ have produced driver license(s) as identification

Mollie B. Mock
Notary Public Signature
Printed Name: Mollie B. Mock

My Commission Expires: June 17, 2019
(SEAL)



Customer Information

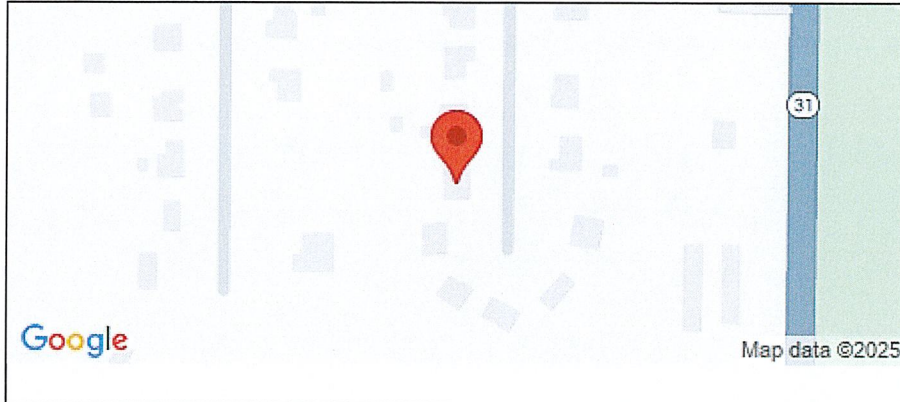
Name: Mike Building Department
Address: 201 East oak St., Suite 204
Arcadia, FL 34266

Phone:
Alt. Phone:
Email:

Request Classification

Topic: Accumulation of Garbage / Refuse
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 2951 SE Norman Ave

Request type: Complaint
Priority: Normal
Entered Via: Other



Time of Day:
Property APN: 08-38-25-0357-0000-0140

Description

Junk & debris all over property.

Reason Closed

Turn into a code case, number CE 24-0828

Date Expect Closed: 09/26/2024

Date Closed: 09/20/2024 11:01 AM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

Notes Taken By: **Date:**

Sec. 20-1616. - Public nuisance defined.

- (a) The term "public nuisance," under these LDRs, shall mean any act, thing, occupation, condition or use of property which tends to annoy the community or injure the health of the citizens in general, is manifestly injurious to morals or manners of the citizens in general, or is otherwise specified in F.S. ch. 823. Public nuisances shall include but not be limited to the following acts, conduct, omissions, conditions or things.
- (1) All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
 - (2) Carcasses of household pets or other animals not buried or otherwise disposed of in a sanitary manner within 24 hours after death.
 - (3) Accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed. For the purposes of this section, the term "garbage" shall mean animal and vegetable waste resulting for the handling, preparation, cooking, storage or consumption of food, and refuse shall mean all putrid and non-putrid solid wastes, including garbage, rubbish, debris, ashes, street cleanings dead animals, abandoned or inoperable automobiles, abandoned or inoperable household appliances, moveable furniture not designed for or modified to withstand the elements or outdoor use, sewage sludge and its byproducts, and other commercial and industrial wastes.
 - (4) Containers with garbage or refuse which are not covered by solid, tight fitting lids or which have any uncovered holes or for which at least weekly removal of garbage and refuse is not provided.
 - (5) Vegetation:
 - a. Which harbors or aids in harboring rats or other vermin.
 - b. Which harbors or hosts diseases or insects which may reasonably be expected to injure other forms of life.
 - c. Which by reason of its location or condition constitutes an imminent danger to any person or property.
 - d. Which hinders the removal of accumulations of junk, garbage and debris.
 - e. Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten inches, provided that:
 1. Cultivated flowers, ornamental shrub or bushes, vegetation used for xeriscape, trees or food plants shall be presumed to be managed;
 - 2.

Property whose principal use is residential, is one acre or more, has a permitted, habitable, residential structure located on the property and which maintains vegetation at ten inches or less from the structure to the front and side property lines, is not in violation of this provision; and

3. Property that is too wet to be mowed is not in violation until such time as conditions on that property allow for mowing.
- f. Which interferes with or obstructs the view or passage on any street, alley or other public way.
- (6) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial ash in such quantities as to endanger the health of persons or to threaten or cause substantial injury to property, but excluding smoke emanating from residential fireplaces.
- (7) The pollution of any well or cistern, stream, lake, canal or body of water by sewage, industrial wastes or other hazardous substances.
- (8) Any use of property, substances or things emitting or causing any foul, offensive, malodorous, nauseous, noxious or disagreeable odors or stench extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the County.
- (9) Any structure or building that is in a state of dilapidation, deterioration or decayed, is of faulty construction, is open to intrusion, abandoned, damaged by fire to the extent as not to provide shelter, is extremely unsound, in danger of collapse or failure, and endangers the health and safety of the public.
- (10) Violations of Chapter 11, Article XIII, pertaining to anti-litter, or Chapter 11, Article XIV, pertaining to anti-dumping.
- (11) Vehicles parking in violation of Article II, Division 3, of this chapter;
- (12) Dumpsters, trash containers, or trash container stands, located on a public right-of-way unless the dumpster is owned leased or under the control of the County; provided, further, that trash containers may be placed on the publicly owned area adjacent to the pavement, on the day the trash in the container is scheduled for removal by a trash hauler.
- (13) Any unauthorized obstruction or encroachment on a county right-of-way which tends to annoy or endanger the safety of travelers or render the highway less accommodating or convenient for public use.
- (14) Violations of Chapter 7, Article II, pertaining to obstruction of ditches.
- (15) Violations of Chapter 11, Article V, pertaining to excessive, unnecessary, or unusually loud noises.
- (16) Such other actions, conduct, omissions, conditions or things defined or specified in any County ordinance or regulation as nuisances or public nuisances.

(17) Persistent use of sudden noise devices, known and marketed as air cannons or propane cannons for any use including that of frightening birds from aquaculture operations. As used herein, persistent means more than one discharge per day, or any discharge between sunset and sunrise.

(b) Nothing herein shall be construed in a manner which is inconsistent with the Florida Right to Farm Act (F.S. § 823.14).

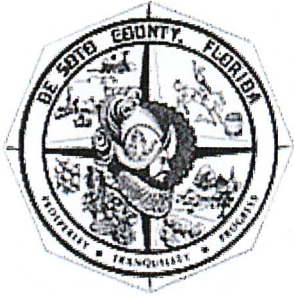
(c) Nothing herein shall be construed to require the destruction of any wetlands or forested lands, or the destruction of indigenous non-exotic vegetation therein.

(LDR, § 12901; Ord. No. 2012-01, § 12901, 5-22-2012; Ord. No. 2014-06, § 25, 10-28-2014)

Sec. 11-302. - Unauthorized dumping and accumulation prohibited.

No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)



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

VALDOVINOS ELISANDRO &
VALDOVINOS MIRIAM
2951 SE NORMAN AVE
ARCADIA, FL 34266

RE: 2951 SE NORMAN AVE
PIN #: 08-38-25-0357-0000-0140
Case No: CE-24-0828

Date: September 23, 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):

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited:

No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

LDR Sec. 20-1616 (a)(5)(e) Overgrown: Vegetation: Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten (10) inches.

LDR Sec 20-97 Parking and storage of certain vehicles and trailers : Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

Facts constituting violation (including date, time, and place of violation): On September 20, 2024 at 9:23 am, the property located at 2951 SE NORMAN AVE was visited and revealed the following:

Need to clean up and remove all the debris from the yard. The vehicle has to be licensed with a tag. Any derelict vehicles need to be removed. Need to mow the yard.

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

Remove all garbage, refuse, rubbish, junk, derelict vehicles, and debris from the property.

Due by: October 4, 2024

Mow and maintain the property

Due by: October 4, 2024

Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property

Due by: October 4, 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



Thomas Turnbull
Code Enforcement Officer



Certified Mailing Number: 9589071052700462267710

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X Miriam Valdivinos ☐ Agent ☒ Addressee	
1. Article Addressed to: VALDOVINOS ELISANDRO & VALDOVINOS MIRIAM 2951 SE NORMAN AVE ARCADIA, FL 34266		B. Received by (Printed Name) Miriam Valdivinos C. Date of Delivery 09/23/24	
2. Article Number (Transfer from service label) 9589 0710 5270 0462 2677 10		D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
 9590 9402 8961 4064 9638 19		☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ 4.85	ARCADIA POST OFFICE SEP 23 2024 34266-USPS
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy) \$ 3.00	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	Postmark Here
☐ Adult Signature Restricted Delivery \$	
Postage \$ 1.69	
Total Postage and Fees \$ 9.64	
VALDOVINOS ELISANDRO & VALDOVINOS MIRIAM 2951 SE NORMAN AVE ARCADIA, FL 34266	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone: (352) 491-2165
Fax: (352) 491-6161

NOTICE to CORRECT VIOLATION

VALDOVINOS ELISABETH A
VALDOVINOS MIRIAM
2951 SE NORMAN AVE
ARCADIA, FL 34266

RE: 2951 SE NORMAN AVE
PIN #: 08-38-25-0157-0000-0140
Case No: C1-24-0028

Dated: September 21, 2024

Please be advised that this letter serves to advise that your property was violated 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):

DC Code Section 11-192 Uncontrolled dumping and accumulation prohibited:

No person shall dump or cause to be dumped, or place or cause to be placed, here or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, motor vehicle and related accessories, boats, trucks and vehicles of like nature, or trash or waste, debris and any obnoxious material of any kind or any road or ramp, building material or any kind or premises, improved or unimproved, within the County.

Code 2007, § 9-13, Ord. No. 1987-2, § 3, 3-24-1987

DC Code Section 11-193 Agricultural Vegetation: Which is located in areas other than those areas zoned Agricultural 1 (A-1), Agricultural 2 (A-2), or Phosphate Mining-Industrial (PM-I), and which is unimproved and is a minimum of 100 inches.

DC Code Section 20-97 Parking and use of vehicles: Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored on premises in any district that allows residential use.

Listed violating violations including date, time, and place of violation: On September 20, 2024 at 08:27 AM, the property located at 2951 SE NORMAN AVE was visited and recorded the following:

Need to clean up and remove all the debris from the yard. The vehicle has to be licensed with a valid license plate and be removed from the property.

Violations recorded:

Remove all garbage, refuse, debris, etc.

Remove all vehicles, trailers, etc.

Ensure that vehicles are properly licensed.

Remove all vehicles, trailers, etc.

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09/23/2024 09:10

TOMMY TURNBULL
2951 SE NORMAN AVE



09/23/2024 09:10

TOMMY TURNBULL
2951 SE NORMAN AVE



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 9-23-24 @ 9:10 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
VALDOVINOS ELISANDRO &
VALDOVINOS MIRIAM
2951 SE NORMAN AVE
ARCADIA, FL 34266

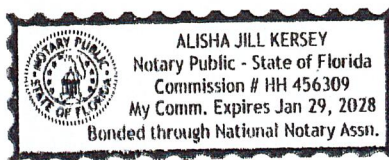
at the following location(s): 2951 SE NORMAN AVE

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

DATE: September 23, 2024

affiant

Sworn to and subscribed before me this 23rd day of Sept., 2024 by
Thomas Turnbull who is personally known OR Produced Identification



Alisha Jill Kersey
Notary Public



02/20/2025 09:56
TOMMY TURNBULL
2951 SE NORMAN AVE



02/20/2025 09:56
TOMMY TURNBULL
2951 SE NORMAN AVE



02/20/2025 09:56

TOMMY TURNBULL
2951 SE NORMAN AVE



02/20/2025 09:57

TOMMY TURNBULL
2951 SE NORMAN AVE



TOMMY TURNBULL
DATE 1/30/2025
TIME 9:34AM
2951 SE NORMAN AVE



TOMMY TURNBULL
DATE 1/30/2025
TIME 9:34AM
2951 SE NORMAN AVE



TOMMY TURNBULL
DATE 1/30/2025
TIME 9:34AM
2951 SE NORMAN AVE



TOMMY TURNBULL
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TOMMY TURNBULL
DATE 1/30/2025
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2951 SE NORMAN AVE



TOMMY TURNBULL
DATE 1/30/2025
TIME 9:34AM
2951 SE NORMAN AVE



10/23/2024 08:51

TOMMY TURNBULL
2951 SE NORMAN AVE



10/23/2024 08:52

TOMMY TURNBULL
2951 SE NORMAN AVE



10/23/2024 08:52

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10/23/2024 08:52

TOMMY TURNBULL
2951 SE NORMAN AVE





10/04/2024 08:48

TOMMY TURNBULL
2951 SE NOEMAN AVE



10/04/2024 08:48

TOMMY TURNBULL
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10/04/2024 08:48

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10/04/2024 08:49

TOMMY TURNBULL
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10/04/2024 08:49

TOMMY TURNBULL
2951 SE NOEMAN AVE



09/20/2024 09:23

TOMMY TURNBULL
2951 SE NORMAN AVE



09/20/2024 09:23

TOMMY TURNBULL
2951 SE NORMAN AVE



09/20/2024 09:23

TOMMY TURNBULL
2951 SE NORMAN AVE



09/20/2024 09:23

TOMMY TURNBULL
2951 SE NORMAN AVE



Special Master Case Checklist

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

/ or N/A	Respondents Name	Valdovinos Elisandro + Valdovinos Miriam
	Address	2951 SE Norman Ave
/	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	
N/A	Original Notice to Correct in the envelope with green card attached if unclaimed	
/	Copy of Notice to Correct that was posted and sent by regular Mail	
/	Photograph of posting if applicable	
/	Affidavit of posting or hand delivery	
/	Photographs of site visits in support of case	
N/A	Any correspondence to or from Respondent or Respondents representative	
N/A	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:

_____ 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

The unlicensed Vehicles are gone - they Compilled
There is Debris of All Kind of stuff -
Deselict Mowers, Tires -
Yard is overgrown

Officers Name Tommy Turnbull

Special Master Hearing on: 4-22-25

Reviewed by: [Signature]

Date: 3/10/25

SNICE 24-0828