

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0737

AZUL PROPERTY GROUP LLC

Respondents,

TO: AZUL PROPERTY GROUP LLC
1501 SE CARNAHAN AVE
ARCADIA FL 34266

RE: 1501 SE CARNAHAN 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 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: 9589071052701588383919

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 24-0737

Hector Rodriguez

Respondents,

TO: Hector Rodriguez
1501 SE CARNAHAN AVE
ARCADIA FL 34266

RE: 1501 SE CARNAHAN AVE, ARCADIA FL 34266

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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: 9589071052701588383902

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 24-0737

AZUL PROPERTY GROUP LLC

Respondents,

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

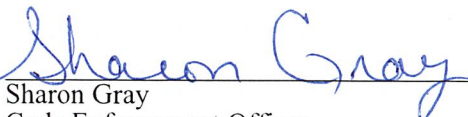
STATE OF FLORIDA)
COUNTY OF DESOTO)

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:

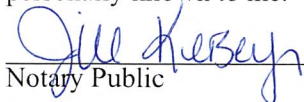
To: Azul Property Group LLC, 1501 SE Carnahan Ave, Arcadia FL 34266.
Hector Rodriguez - Registered Agent, 1121 East Oak St. Arcadia FL 34266

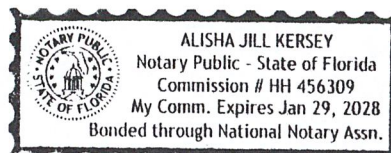
1. An inspection on March 7, 2025, Code Enforcement Officer visited your property located at 1501 SE CARNAHAN AVE, ARCADIA FL 34266 described and zoned as: RMF-6

DeSoto County Tax Parcel Number #05-38-25-0103-0000-0510 more particularly described by deed or instrument number #202314003724 of the Official Records of DeSoto County, Florida.
2. **The inspection resulted in the findings that the property is: Overgrown.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1616 (a)(5) (e), 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 August 20, 2024 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Mow and maintain 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.


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

Sworn to and subscribed before me this 20th day of March, 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**

/ or N/A	Respondents Name	Azul Property Group LLC
	Address	1501 SE Carnahan 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	
✓	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 Sec 20-1616(a)(5)(e) Overgrown

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 Sharang Gray

Special Master Hearing on: April 22, 2025

Reviewed by: [Signature]

Date: 3/18/25

SMCE 24-0737

CODE ENFORCEMENT CASE

CASE NUMBER: CE 24-737

Name	AZUL PROPERTY GROUP LLC	
Property Address	1501 SE CARNAHAN AVE	
Zoning	RMF-6	
Violation (1)	LDR SEC 20-1616 (A)(5)(E) OVERGROWN	0
Violation (2)	0	0
Violation (3)	0	0

CASE NOTES

7/12/2024	COMPLAINT RECEIVED
8/6/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
8/20/2024	NOTICE TO CORRECT
8/21/2024	POSTED & MAILED NOTICE TO CORRECT, PHOTOS TAKEN
9/6/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
9/11/2024	RECEIVED SIGNED GREEN CARD FROM THE OWNER
9/23/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
10/15/2024	NOTICE RETURNED FROM THE AGENT
10/16/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
11/7/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
12/13/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
1/3/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
1/24/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
2/4/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
3/7/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
3/12/2025	TURN IN FOR SPECIAL MASTERS
3/18/2025	SUBMIT FOR SPECIAL MASTERS 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

PHOTOS/COPIES	Number of photos @ \$.15 per photo	41	\$	6.15
SERVICE	Number of Certified letters	2	\$	19.28
LEGAL SERVICE	Number of Certified letters	1	\$	9.64
TOTAL			\$	35.07

<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-24-0737

Entered on: 07/12/2024 00:00

Printed on: 03/19/2025

Topic: Overgrown grass, weeds, bushes

Status: Open - N2C issued/Posted

Due Date: 03/18/25

Assigned To: Sharon Gray

Initiated by: Citizen

Area #: RMF-6

Hearing Date: 04/22/2025

Hearing Time: 11:00 am

SM Case No: 24-0737

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1501 SE CARNAHAN AVE , 34266

Phone:

Cell #:

APN : 05-38-25-0103-0000-0510

Owner Information

Owner Name: AZUL PROPERTY GROUP LLC

Address: 1121 E OAK ST

ARCADIA, FL 34266

Phone:

Cell #:

Actions					
Action	By	Date	Time	Note/Observation	
Complaint	Sharon Gray	07/12/2024	9:29 am	Request 4552-MARTIN WALTER - Overgrown grass	
Inspection / Site Visit	Sharon Gray	08/08/2024	12:50 pm	Site visit photos taken in violation the property is overgrown.	
Notice of Violation	Sharon Gray	08/20/2024	8:56 am	> Inspection Time:12:50 pm, Send to (Owner - Cert no=9589071052700462265174,Agent of Process - Hector Rodriguez - Cert no=9589071052700462265167), Extra days(0)	
Mail and Post Notice to Correct Violation	Sharon Gray	08/21/2024	8:57 am	Posted and mailed notice to correct photos taken.	
Inspection / Site Visit	Sharon Gray	09/06/2024	1:37 pm	Site visit photos taken in violation	
Return Receipt Received	Sharon Gray	09/11/2024		Received signed green card.	
Inspection / Site Visit	Sharon Gray	09/23/2024	10:03 pm	Site visit photos taken in violation.	
Notice Returned unclaimed	Sharon Gray	10/15/2024		Notice returned from registered agent	
Inspection / Site Visit	Sharon Gray	10/16/2024	11:23 am	Site visit photos taken in violation.	
Inspection / Site Visit	Sharon Gray	11/07/2024	8:58 am	Site visit photos taken in violation.	
Inspection / Site Visit	Sharon Gray	12/13/2024	10:18 am	Site visit photos taken in violation set up for the next available special masters hearing. Due to Hurricanes Helene and Milton we didn't have any Special Masters Hearing from October 2024 until the beginning of the 2025.	
Inspection / Site Visit	Sharon Gray	01/03/2025	9:50 am	Site visit photos taken in violation	
Inspection / Site Visit	Sharon Gray	01/24/2025	10:20 am	Site visit photos taken in violation. Set up for the next available Special Masters.	
Inspection / Site Visit	Sharon Gray	02/04/2025	2:32 pm	Site visit photos taken in violation.	

Inspection / Site Visit	Sharon Gray	03/07/2025 10:15 am	Site visit photos taken in violation. Set up for Special Masters.
Turn in for Special Master Hearing	Sharon Gray	03/12/2025	Turn in for Special Masters
Submitted for Special Master Review and approval	Sharon Gray	03/18/2025	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	03/18/2025 2:25 pm	Please prepare an affidavit of violation and Notice of Mandatory Hearing for the April 22, 2025, Special Master Hearing

<i>Violations</i>				
#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open	

<i>Additional Addresses</i>	
Address Type:Complainant Name:MARTIN WALTER Address:1995 SE DELAWARE CT ARCADIA, FL 34266 Phone: Cell #:	Address Type:Agent of Process Name:Hector Rodriguez Address:1121 East Oak St Arcadia, FL 34266 Phone: Cell #:

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/6/2025

Parcel: << 05-38-25-0103-0000-0510 (18606) >>

Owner & Property Info

Result: 1 of 15

Owner	AZUL PROPERTY GROUP LLC 1121 E OAK ST ARCADIA, FL 34266		
Site	1501 SE CARNAHAN AVE, ARCADIA		
Description*	ELLER & TURNER ESTATES LOTS 51 52 53 54 & 55 PART IN SEC 6 INST:201014009148 INST:201714001258 INST:202314002977 INST:202314003724		
Area	2.28 AC	S/T/R	05-38-25
Use Code**	VACANT (0000)	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.

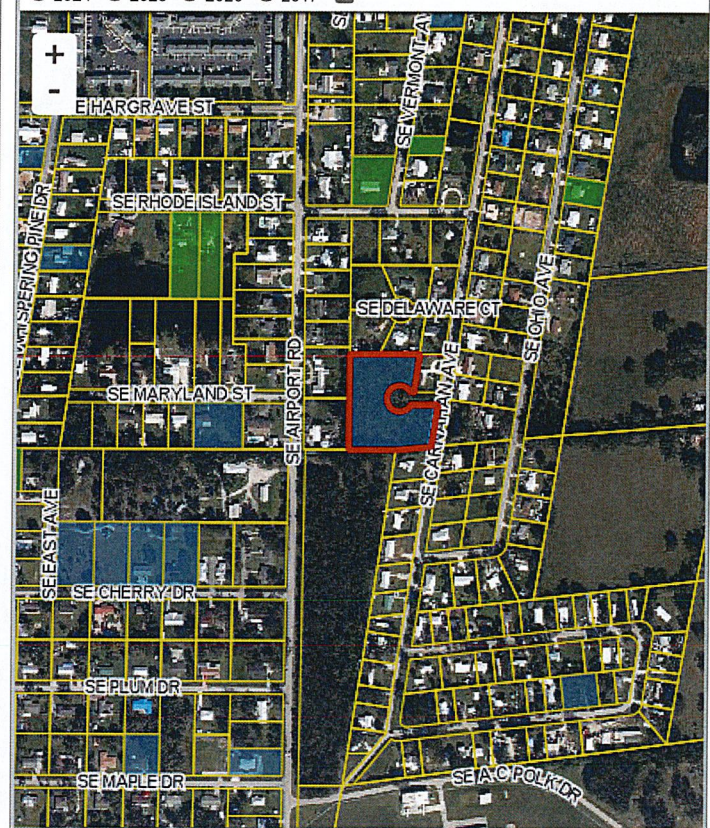
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$52,500	Mkt Land	\$132,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$52,500	Just	\$132,500
Class	\$0	Class	\$0
Appraised	\$52,500	Appraised	\$132,500
SOH/10% Cap	\$22,250	SOH/10% Cap	\$0
Assessed	\$52,500	Assessed	\$132,500
Exempt	\$0	Exempt	\$0
Total	county:\$30,250	Total	county:\$132,500
Taxable	other:\$30,250	Taxable	other:\$132,500
	school:\$52,500		school:\$132,500

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
3/20/2023	\$155,000	202314003724	WD	V	Q	01
3/20/2023	\$100	202314002977	QC	V	U	11
11/8/2016	\$100	201714001258	QC	V	U	11
11/8/2010	\$15,000	201014009148	QC	V	U	38
2/19/2009	\$30,000	200914001633	WD	V	Q	01
4/8/2005	\$0	561 / 305	QC	V	U	
4/7/2005	\$70,000	561 / 301	WD	V	U	
11/6/2002	\$28,500	519 / 640	WD	I	U	
12/30/1987	\$100	243 / 896	WD	I	U	
3/1/1980	\$49,500	160 / 537	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	5.000 UT (2.280 AC)	1.0000/1.0000 1.0000/ /	\$26,500 /UT	\$132,500	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: 1 of 15

AZUL PROPERTY GROUP LLC
1121 E OAK ST
ARCADIA, FL 34266

2024

05-38-25-0103-0000-0510

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1591500 2024

R 05-38-25-0103-0000-0510

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$1,009.03
COUNTY LAW ENF	.0024399	\$323.29
SCHOOL LRE	.0030960	\$410.22
SCHOOL DISC	.0022480	\$297.86
SOUTHWEST WATER MGMT	.0001909	\$25.29
TOTAL AD-VALOREM:		\$2,065.69

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE	\$38.00
TOTAL NON-AD VALOREM:	\$38.00

COMBINED TAXES & ASMTS: \$2,103.69

DISCOUNT: \$0.00

UNPAID BALANCE: \$2,103.69

AZUL PROPERTY GROUP LLC
1121 E OAK ST
ARCADIA , FL 34266

2.280 ACRES
 ELLER & TURNER ESTATES
 LOTS 51 52 53 54 & 55
 PART IN SEC 6
 INST:201014009148

FAIR MKT VALUE	\$132,500.00	DIST	7
ASSESS	\$132,500.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$132,500.00		

 pay this bill

Exemptions:

Property Address:
1501 SE CARNAHAN AVE ARCADIA 34266

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2023	R	1586000-I	\$718.33	\$58.62	\$776.95	1309 I
			Total Due		\$776.95	

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
053825010300000510	R	2024	\$2,065.69	\$38.00	N/A	\$0.00	\$2,103.69
053825010300000510	R	2023	\$599.09	\$38.00	N/A	\$0.00	\$776.95
053825010300000510	R	2022	\$577.51	\$38.00	3/29/2023	\$615.51	\$0.00
053825010300000510	R	2021	\$424.82	\$38.00	1/7/2022	\$453.56	\$0.00
053825010300000510	R	2020	\$428.67	\$38.00	1/7/2022	\$568.24	\$0.00
053825010300000510	R	2019	\$431.80	\$38.00	1/7/2022	\$591.47	\$0.00
053825010300000510	R	2018	\$433.82	\$38.00	12/28/2018	\$457.67	\$0.00
053825010300000510	R	2017	\$421.46	\$28.00	12/6/2017	\$435.98	\$0.00
053825010300000510	R	2016	\$429.24	\$28.00	1/3/2017	\$448.10	\$0.00
053825010300000510	R	2015	\$460.17	\$30.00	12/14/2015	\$475.46	\$0.00
053825010300000510	R	2014	\$419.55	\$30.00	12/17/2015	\$562.97	\$0.00

Prepared by and return to:
This instrument prepared by: **Astrid Jean**
Allen Falk, Attorney at Law
507 N. Dixie Hwy
Lake Worth, FL 33460
(561) 493-9200
File No.: 2022-7531

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 20th day of March, 2023 by **Evergreen Management LLC, an Indiana Limited Liability Company, a Florida Limited Liability Company** hereinafter called the grantor, whose post office address is: **1921 Starkey Rd, Largo, FL 33771**

to: **Azul Property Group LLC, a Florida Limited Liability Company** whose post office address is: **1121 E. Oak St, Arcadia, FL 34266** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 situated in **DeSoto County, Florida**, viz:

Lots 51 through 55, inclusive, Eller and Turner Estates, according to plat thereof as recorded in Plat Book 6, Page 78, of the Public Records of De Soto County, Florida.

Parcel Identification Number: 05-38-25-0103-0000-0510

This property is not 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 12/31/2022, 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, Sealed and Delivered in Our Presence:

Evergreen Management LLC, an Indiana Limited Liability Company

Alex Petruske
Witness

By: Caesar Garcia
Caesar Garcia, Manager

Crystal Settle
Witness

State of Florida
County of DeSoto

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of March, 2023 by Caesar Garcia, Manager of Evergreen Management LLC, an Indiana Limited Liability Company who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

Crystal Settle
Notary Public
Print Name: Crystal Settle
My Commission Expires: 08/09/2024



R



DESOTO
COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus **ORI**
POWERED BY CIVITEK

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One item found.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
AZUL PROPERTY GROUP LLC	T	04/05/2023	D	202314003724	0/0	2	\$155,000.00	LTS 51 - 55, INCLUSIVE, ELLER & TURNER ESTATES...

[View Image](#)

One item found.

1

Request: 4552 Entered on: 07/12/2024 09:29 AM By: Sarah Milstead

Customer Information

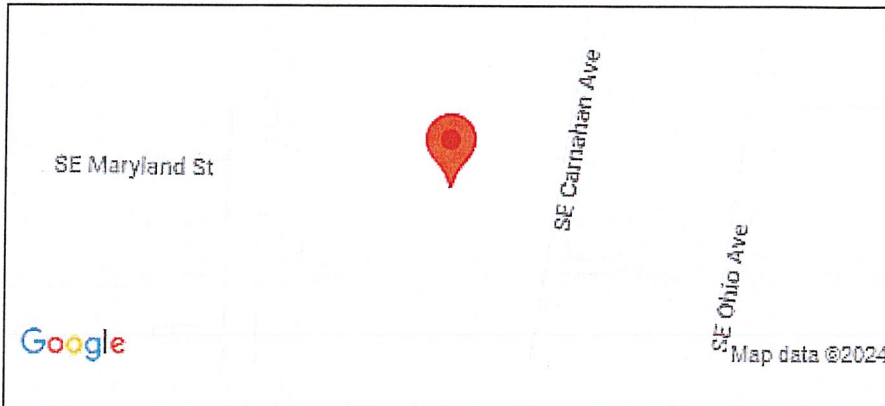
Name: MARTIN WALTER
Address: 1995 SE DELAWARE CT
ARCADIA, FL 34266

Phone:
Alt. Phone:
Email:

Request Classification

Topic: Overgrown Vegetation
Status: Open
Assigned to: Sharon Gray
Property Address: 1501 SE Carnahan Ave

Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN: 05-38-25-0103-0000-0510

Description

Overgrown grass

Reason Closed

Date Expect Closed: 07/22/2024

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 from 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)



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

AZUL PROPERTY GROUP LLC

1121 E OAK ST

ARCADIA, FL 34266

RE: 1501 SE CARNAHAN AVE

PIN #: 05-38-25-0103-0000-0510

Case No: CE-24-0737

Date: August 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. 20-1616 (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.

Facts constituting violation (including date, time, and place of violation): On **August 8, 2024** at **12:50 pm**, the property located at **1501 SE CARNAHAN AVE** was visited and revealed the following:

The property is overgrown. Please mow and maintain the property.

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

Mow and maintain the property

Due by: September 3, 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: 9589071052700462265174



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

Hector Rodriguez
1121 East Oak St
Arcadia, FL 34266

RE: 1501 SE CARNAHAN AVE
PIN #: 05-38-25-0103-0000-0510
Case No: CE-24-0737

Date: August 20, 2024

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Sincerely



Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052700462265167

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

ARCADIA POST OFFICE

2024

Postmark Here

34266 USPS

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Hector Rodriguez
1121 East Oak St
Arcadia, FL 34266

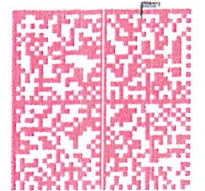
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

29 1592 2940 0225 0120 6956

REFUSED
UNCLAIMED
 RETURN TO SENDER

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

ARCADIA FL 335
41 AUG 2024PM 4
9589 0710 5270 0462 2651 67



quadrant
FIRST-CLASS MAIL
IMI
\$009.64
 08/21/2024 ZIP 34266
 043M31248516

US POSTAGE

Hector Rodriguez
1121 East Oak St
Arcadia, FL 34266

1st NOTICE
2nd NOTICE
RETURNED
9/28
10/7

NIXIE
331 DE 1
0010/11/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
EC: 34266445154
***2101-00006-21-41**

34266445154

9589 0710 5270 0462 2651 74

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

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

☒ Return Receipt (hardcopy) \$ 2.60

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ 4.69

Total Postage and Fees

\$ 9.54

ARCADIA
POST OFFICE

AUG 21 2024

Postmark
Here

34266-USPS

Azul Property Group LLC
 1121 E Oak St
 Arcadia, FL 34266

PS Form 3800, January 2023 PSN 7530-02-000-9051

Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Azul Property Group LLC
 1121 E Oak St
 Arcadia, FL 34266



9590 9402 8654 3244 4935 83

2. Article Number (Transfer from service label)

9589 0710 5270 0462 2651 74

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

[Signature]

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

☐ Certified Mail Restricted Delivery

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

Domestic Return Receipt



COMMUNITY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 102
Decatur, Georgia 30030
Tel: (404) 353-1411 ext. 300
Fax: (404) 353-1411

NOTICE to CORRECT VIOLATION

AZUL PROPERTY GROUP LLC
1121 E OAK ST
ARCADIA, FL 34266

RE: 1501 SE CARNAHAN AVE
PERM: 05-14-18-0105-0004710
Case No: ACE-16-0137

Date: August 20, 2024

Please be advised that this letter serves as notice that your property was cited due to a violation of a code or a resolution, ordinance, policy and was found to be in violation of the following Ordinance:

1. DESOTO 20-1616 Cultural Heritage Vegetation, which is located in areas other than those areas listed in Ordinance 10 (A-10), Agricultural (A-10), or Phosphate Mining-Industrial (PM-1), and which is damaged, and in excess of ten (10) inches.

Each cited violation includes the time and place of violation. On August 20, 2024 at 12:34 pm, the property located at **1501 SE CARNAHAN AVE** was cited and recorded in the following manner:

The property in question. Please view and estimate the property.

You must correct the violations by taking the appropriate steps.

Know and maintain the property.

Failure to correct the violations may result in a citation being issued to you for a violation of the code or a resolution, ordinance, policy and was found to be in violation of the following Ordinance: 1. DESOTO 20-1616 Cultural Heritage Vegetation, which is located in areas other than those areas listed in Ordinance 10 (A-10), Agricultural (A-10), or Phosphate Mining-Industrial (PM-1), and which is damaged, and in excess of ten (10) inches. If the violation is repeated and you do not correct it, the violation is not corrected, the area specified for correction in the cited ordinance, the area may be proposed to be placed in the jurisdiction of the Department of Public Works and the area may be placed in the jurisdiction of the Department of Public Works.

If found to be in violation of the code or a resolution, ordinance, policy and was found to be in violation of the following Ordinance: 1. DESOTO 20-1616 Cultural Heritage Vegetation, which is located in areas other than those areas listed in Ordinance 10 (A-10), Agricultural (A-10), or Phosphate Mining-Industrial (PM-1), and which is damaged, and in excess of ten (10) inches. If the violation is repeated and you do not correct it, the violation is not corrected, the area specified for correction in the cited ordinance, the area may be proposed to be placed in the jurisdiction of the Department of Public Works and the area may be placed in the jurisdiction of the Department of Public Works.

If you find that you are not in violation, you may request a hearing in writing to the Department of Public Works and the area may be placed in the jurisdiction of the Department of Public Works. If you find that you are not in violation, you may request a hearing in writing to the Department of Public Works and the area may be placed in the jurisdiction of the Department of Public Works.

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08/21/2024 08:57

SHARON GRAY
1501 SE CARNAHAN AVE



COMMUNITY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 102
Decatur, Georgia 30030
Tel: (404) 353-1411 ext. 300
Fax: (404) 353-1411

NOTICE to CORRECT VIOLATION

AZUL PROPERTY GROUP LLC
1121 E OAK ST
ARCADIA, FL 34266

RE: 1501 SE CARNAHAN AVE
PERM: 05-14-18-0105-0004710
Case No: ACE-16-0137

Date: August 20, 2024

Please be advised that this letter serves as notice that your property was cited due to a violation of a code or a resolution, ordinance, policy and was found to be in violation of the following Ordinance:

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08/21/2024 08:58

SHARON GRAY
1501 SE CARNAHAN 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, Sharon Gray, duly sworn, deposes and says: That on 8/21/2024 @ 8:57 AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
AZUL PROPERTY GROUP LLC
1121 E OAK ST
ARCADIA, FL 34266

Agent of Process
Hector Rodriguez
1121 East Oak St
Arcadia, FL 34266

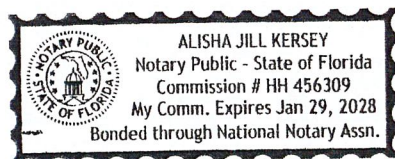
at the following location(s): 1501 SE CARNAHAN AVE

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

DATE: August 20, 2024

affiant Sharon Gray

Sworn to and subscribed before me this 21st day of August, 2024 by
Sharon Gray who is personally known OR Produced Identification



Alisha Jill Kersey
Notary Public



03/07/2025 10:15

SHARON GRAY
1501 SE CARNAHAN AVE



03/07/2025 10:15

SHARON GRAY
1501 SE CARNAHAN AVE



03/07/2025 10:20

SHARON GRAY
1501 SE CARNAHAN AVE



03/07/2025 10:20

SHARON GRAY
1501 SE CARNAHAN AVE



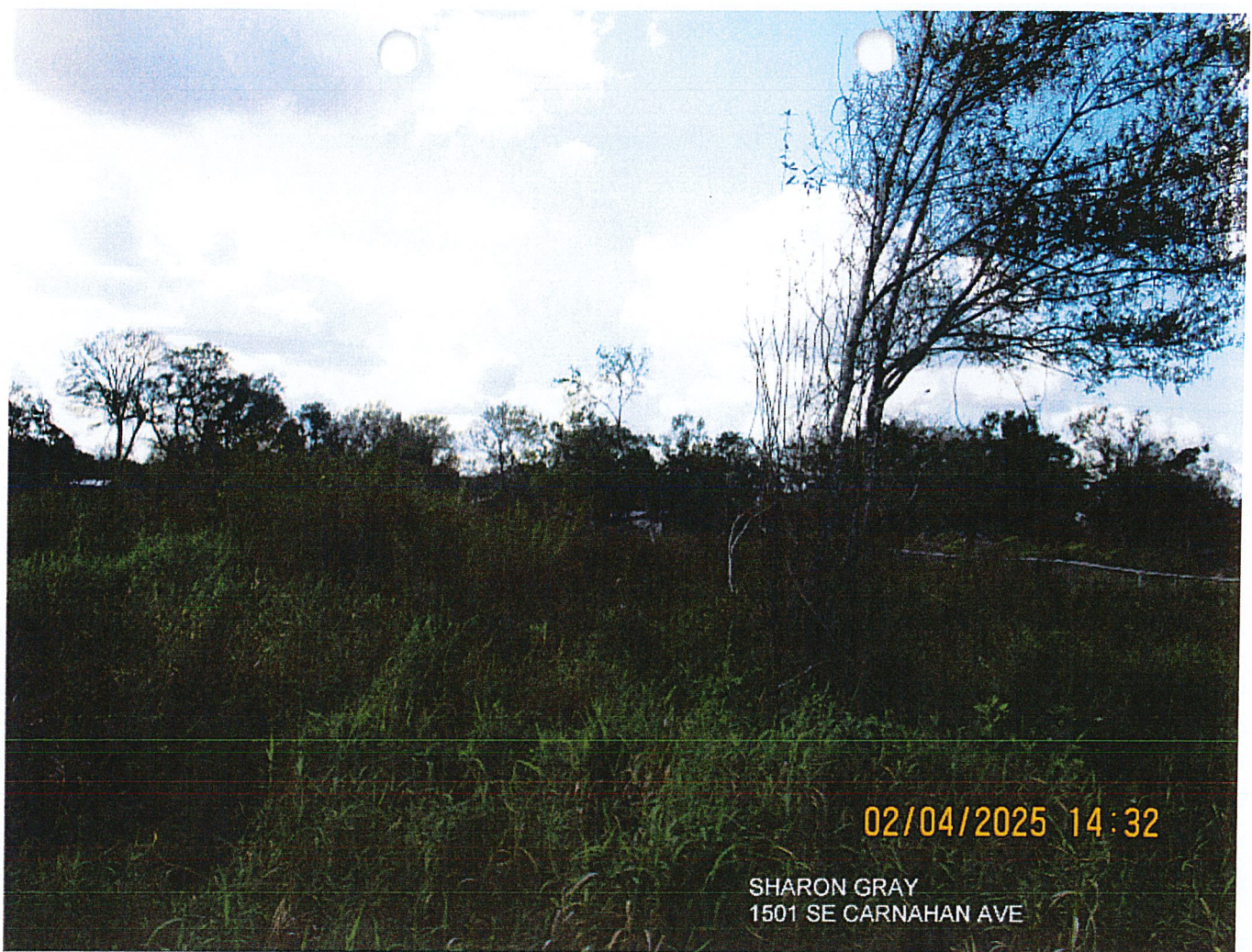
02/04/2025 14:32

SHARON GRAY
1501 SE CARNAHAN AVE

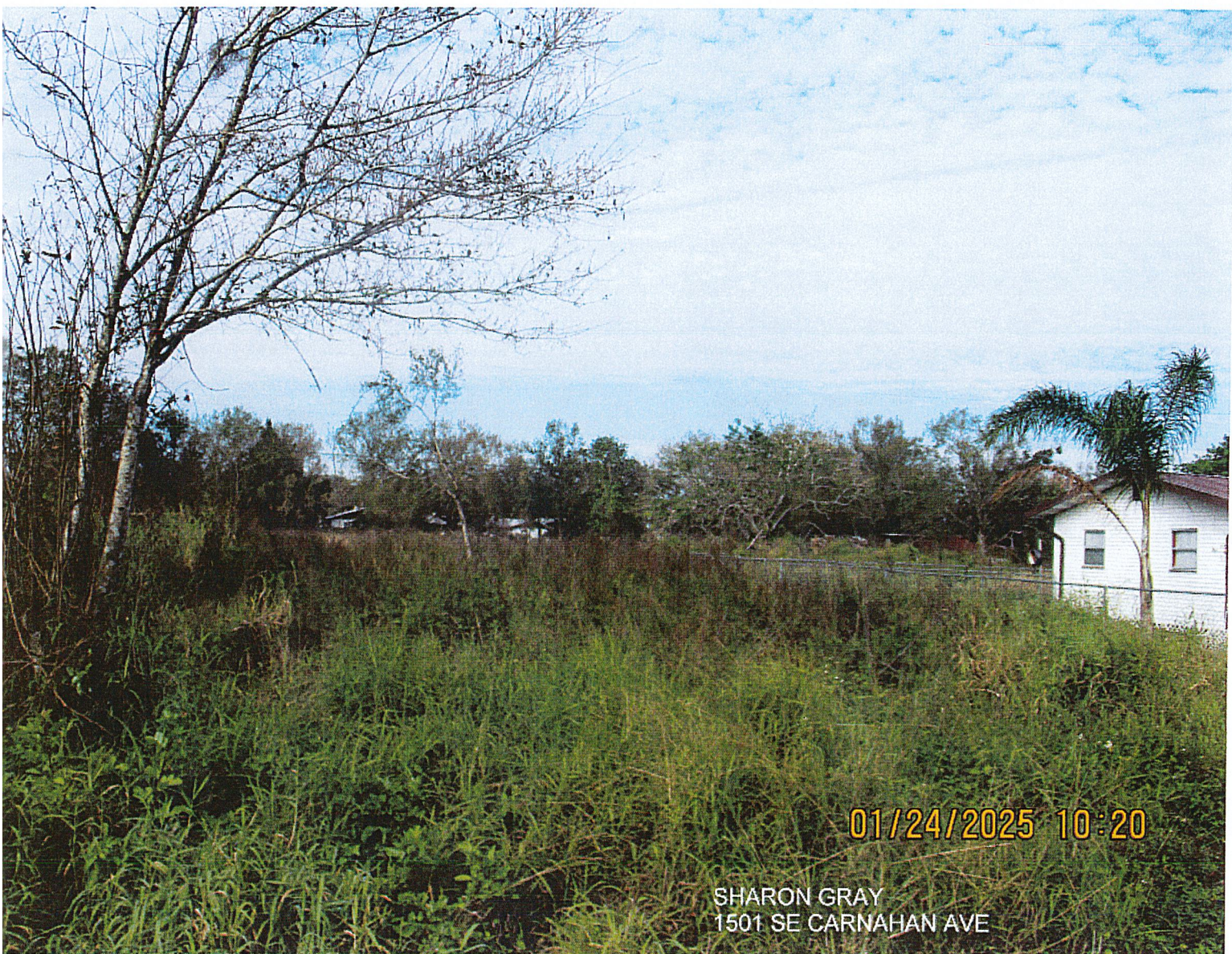


02/04/2025 14:32

SHARON GRAY
1501 SE CARNAHAN AVE







01/24/2025 10:20

SHARON GRAY
1501 SE CARNAHAN AVE



01/03/2025 09:50

SHARON GRAY
1501 SE CARNAHAN AVE



01/03/2025 09:50

SHARON GRAY
1501 SE CARNAHAN AVE



12/13/2024 10:18

SHARON GRAY
1501 SE CARNAHAN AVE



12/13/2024 10:18

SHARON GRAY
1501 SE CARNAHAN AVE





12/13/2024 10:19

SHARON GRAY
1501 SE CARNAHAN AVE



12/13/2024 10:19

SHARON GRAY
1501 SE CARNAHAN AVE



11/07/2024 08:58

SHARON GRAY
1501 SE CARNAHAN AVE



11/07/2024 08:58

SHARON GRAY
1501 SE CARNAHAN AVE



11/07/2024 08:58

SHARON GRAY
1501 SE CARNAHAN AVE





10/16/2024 11:23

SHARON GRAY
1501 SE CARNAHAN AVE









09/06/2024 13:37

SHARON GRAY
1501 SE CARNAHAN AVE



08/08/2024 12:50

SHARON GRAY
1501 SE CARNAHAN AVE



08/08/2024 12:50

SHARON GRAY
1501 SE CARNAHAN AVE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
AZUL PROPERTY GROUP LLC

Filing Information

Document Number	L23000009919
FEI/EIN Number	APPLIED FOR
Date Filed	01/04/2023
Effective Date	01/05/2023
State	FL
Status	ACTIVE

Principal Address

1121 EAST OAK STREET
ARCADIA, FL 34266

Mailing Address

1121 EAST OAK STREET
ARCADIA, FL 34266

Registered Agent Name & Address

RODRIGUEZ, HECTOR
1121 EAST OAK STREET
ARCADIA, FL 34266

Authorized Person(s) Detail

Name & Address

Title MGR

RODRIGUEZ, HECTOR
1121 EAST OAK STREET
ARCADIA, FL 34266

Title MGR

JIMENEZ GARCIA, JUAN C
1121 EAST OAK STREET
ARCADIA, FL 34266

Annual Reports

Report Year	Filed Date
-------------	------------

2024

04/25/2024

Document Images

[04/25/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/04/2023 -- Florida Limited Liability](#)

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