

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0103

OUSLEY DOMONIQUE ALAJUWAN & POLK NIJUAN

Respondents,

TO: OUSLEY DOMONIQUE ALAJUWAN & POLK NIJUAN
1227 SE MILLS AVE
ARCADIA FL 34266

RE: 1227 SE MILLS 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 11:00am** 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: 9589071052700462269127

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0103

OUSLEY DOMONIQUE ALAJUWAN & POLK NIJUAN

Respondents,

AFFIDAVIT OF VIOLATION

(LDR Sect. 20-1581(b))

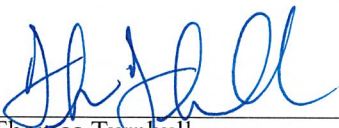
STATE OF FLORIDA)
COUNTY OF DESOTO)

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: OUSLEY DOMONIQUE ALAJUWAN & POLK NIJUAN, 1227 SE MILLS AVE, ARCADIA FL 34266.

1. An inspection on March 20, 2025, Code Enforcement Officer visited your property located at 1227 SE MILLS AVE, ARCADIA FL 34266 described and zoned as: RMF-M

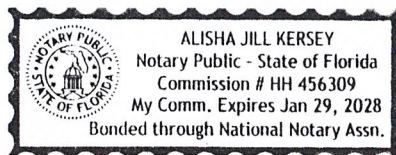
DeSoto County Tax Parcel Number #06-38-25-0204-0290-0140 more particularly described by deed or instrument number #202414001408 of the Official Records of DeSoto County, Florida.
2. **The inspection resulted in the findings that the property is: Expired Building Permit (Development permit required).**
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 August 27, 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.



Thomas Turnbull
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.

Jill Kersey
Notary Public



CODE ENFORCEMENT CASE

CASE NUMBER: 0

Name	OUSLEY DOMONIQUE ALAJUWAN & POLK NIJUAN
Property Address	1227 SE MILLS AVE
Zoning	RMF-M
Violation (1)	LDR 20-1342 EXPIRED PERMIT
Violation (2)	0

CASE NOTES

2/9/2024	COMPLAINT RECEIVED
2/15/2024	SITE VISIT IN VIOLATION TOOK PHOTO
2/16/2024	POSTED N2C TOOK PHOTOS
2/17/2024	SENT N2C TO WRONG PROPERTY OWNER
2/26/2024	PERMIT RENEWED
8/25/2024	PERMIT EXPIRED
8/26/2024	PERMIT EXPIRED
8/26/2024	NEW OWERS
8/27/2024	POSTED N2C TOOK PHOTOS
8/29/2024	PERMIT RENEWED
11/25/2024	CALLED OWNER PERMIT HAS EXPIRED
11/26/2024	PERMIT EXPIRED
12/9/2024	PERMIT RENEWED
2/26/2025	PERMIT EXPIRED
3/3/2025	PERMIT EXPIRED
3/20/2025	SITE VISIT IN VIOLATION TOOK PHOTO
3/20/2025	TURN IN FOR REVIEW

Special Master Order

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

CODE ENFORCEMENT COST BREAKDOWN

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

X	PROPERTY CARD
X	TAX RECORD
X	DEED

9/4/2024	N2C GREEN CARD RETURN DATE	Accepted	Rejected
	HEARING GREEN CARD RETURN DATE		X

Code Enforcement Case: CE-24-0103

Entered on: 02/15/2024 1:27 PM

Printed on: 03/20/2025

Topic: Development without Permit

Due Date: 03/20/25

Initiated by: Citizen

Hearing Date:

SM Case No:

Status: Open - In Violation

Assigned To: Thomas Turnbull

Area #: RMF-M

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1227 SE MILLS AVE , 34266

Phone:

APN : 06-38-25-0204-0290-0140

Cell #:

Owner Information

Owner Name: OUSLEY DOMONIQUE ALAJUWAN &

Address: POLK NIJUAN

1227 SE MILLS AVE

ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	02/09/2024	2:22 pm	Request 4044-DANNY TEW - The Zoning has expired, ZNVF-14284-2023. This property is flooding Mr. Tew's property. Please give Mr. Tew a call before heading out.
Inspection / Site Visit	Thomas Turnbull	02/15/2024	8:57 am	The Zoning request has expired, took photo.
Notice of Violation	Thomas Turnbull	02/16/2024	8:11 am	> Inspection Time:8:57 am, Send to (Owner - Cert no=95890710527015883878), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	02/16/2024	9:57 am	Posted the N2C and mail out the letter, Took photos.
Case Notes	Thomas Turnbull	02/17/2024	8:15 am	Sent N2C to wrong property owner.
Case Notes	Thomas Turnbull	02/26/2024	7:48 am	There is a building permit number BLDR-20436-2024 and it is in review.
Return Receipt Received	Thomas Turnbull	03/12/2024	8:33 am	The green card was signed and returned.
Case Notes	Thomas Turnbull	04/01/2024	8:51 am	The new expired date is, 8/25/2024
Case Notes	Sarah Milstead	08/25/2024	8:03 am	This email originated outside of Desoto County BOCC. Think before you click!!! PERMIT #: BLDR-20436-2024 ISSUE DATE: 2/27/2024 LAST INSPECTION: 2/23/2024 PERMIT TYPE: Building (Residential), Manufactured Home ADDRESS: 1227 MILLS AVE

This letter is to inform you that the above referenced permit issued to you as the property owner expired 8/25/2024. 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

Inspection / Site Visit	Thomas Turnbull	08/26/2024 8:44 am	The building permit has expired, took photo. There are new owners on the property.
Notice of Violation	Thomas Turnbull	08/27/2024 7:30 am	> Inspection Time:8:44 am, Send to (Owner - Cert no=9589071052700462267635), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	08/27/2024 8:59 am	Posted the N2C for the new owners and mail out the letter, took photos.
E-mail Correspondence	Thomas Turnbull	08/29/2024 12:09 pm	From Jackie, the permit was renewed and have new expire date 11/25/2024
Notice Returned unclaimed	Thomas Turnbull	09/04/2024 1:44 pm	The letter was returned and unable to forward.
Phone Call	Thomas Turnbull	11/25/2024 12:17 pm	Call Mr. Polk about the permit will be expired at the end of the day.
E-mail Correspondence	Sarah Milstead	11/26/2024 8:20 am	This email originated outside of Desoto County BOCC. Think before you click!!! PERMIT #: BLDR-20436-2024 ISSUE DATE: 2/27/2024 LAST INSPECTION: 2/23/2024 PERMIT TYPE: Building (Residential), Manufactured Home ADDRESS: 1227 MILLS AVE

This letter is to inform you that the above referenced permit issued to you as the property owner expired 2/25/2024. 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 105.4.1.3Florida 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

Case Notes	Thomas Turnbull	12/09/2024 1:24 pm	Per building, the permit was renewed and new expire date is 2/25/2025
E-mail Correspondence	Sarah Milstead	02/26/2025 8:22 am	This email originated outside of Desoto County BOCC. Think before you click!!! PERMIT #: BLDR-20436-2024 ISSUE DATE: 2/27/2024 LAST INSPECTION: 2/23/2024 PERMIT TYPE: Building (Residential), Manufactured Home ADDRESS: 1227 MILLS AVE

This letter is to inform you that the above referenced permit issued to you as the property owner expired 2/25/2025. 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.
 A copy of this notice has been provided to Code Enforcement.
 Please contact the building department at 863-993-4811 if you have any questions regarding this matter.
 Thank you.

Alison M. Shuman
 Office Manager

Case Notes	Thomas 03/03/2025 2:39 pm Turnbull	The building permit has expired again, will turn into the next special master hearing.
Inspection / Site Visit	Thomas 03/20/2025 8:31 am Turnbull	The building permit is still expired, took photos.
Submitted for Special Master Review and approval	Thomas 03/20/2025 1:37 pm Turnbull	Turn in for review for special master hearing

<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:DANNY TEW	
Address:1141 SE MILLS AVE	
Phone:(727) 599-5358 Cell #:	

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/20/2025

Parcel: << 06-38-25-0204-0290-0140 (24029) >>

Owner & Property Info

Result: 1 of 1

Owner	OUSLEY DOMONIQUE ALAJUWAN & POLK NIJUAN 1227 SE MILLS AVE ARCADIA, FL 34266		
Site	SE MILLS AVE, ARCADIA		
Description*	KING & BAKER SUB LOT 14 BLK 29 INST:202114001412 INST:202414001408		
Area	0.13 AC	S/T/R	06-38-25
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	\$4,500	Mkt Land	\$4,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$4,500	Just	\$4,500
Class	\$0	Class	\$0
Appraised	\$4,500	Appraised	\$4,500
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$4,500	Assessed	\$4,500
Exempt	\$0	Exempt	\$0
Total	county:\$4,500	Total	county:\$4,500
Taxable	other:\$4,500 school:\$4,500	Taxable	other:\$4,500 school:\$4,500

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.

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
2/20/2024	\$100	202414001408	WD	V	U	11

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					

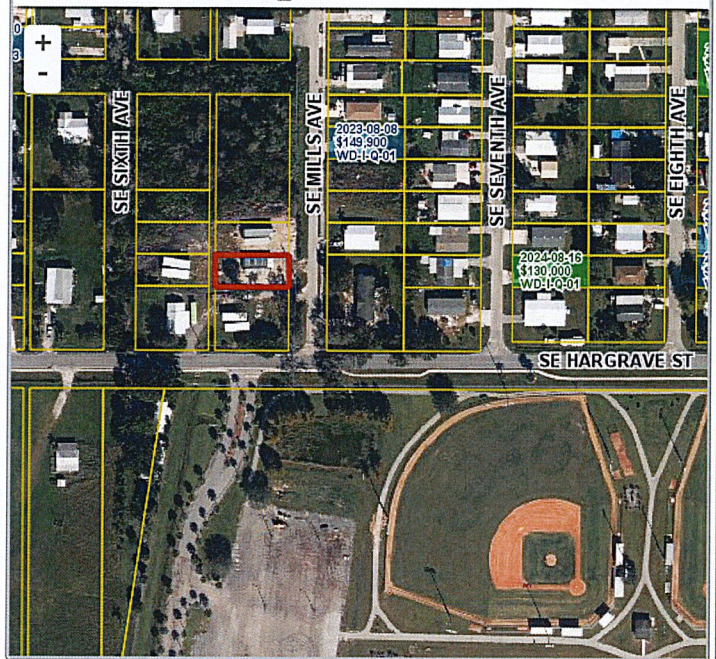
Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	1.000 LT (0.130 AC)	1.0000/1.0000 1.0000/ /	\$4,500 /LT	\$4,500	RMF-M

* 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

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



Search Result: 1 of 1

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

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 3/20/2025 and may not reflect the data currently on file at our office.

06-38-25-0204-0290-0140

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1701500 2024

R 06-38-25-0204-0290-0140

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$34.27
COUNTY LAW ENF	.0024399	\$10.98
SCHOOL LRE	.0030960	\$13.93
SCHOOL DISC	.0022480	\$10.12
SOUTHWEST WATER MGMT	.0001909	\$0.86
TOTAL AD-VALOREM:		\$70.16

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES & ASMTS: **\$108.16**

DISCOUNT: **\$0.00**

UNPAID BALANCE: **\$108.16**

**OUSLEY DOMONIQUE ALAJUWAN &
POLK NIJUAN
1227 SE MILLS AVE
ARCADIA , FL 34266**

0.130 ACRES
KING & BAKER SUB
LOT 14 BLK 29
INST:202114001412
INST:202414001408

FAIR MKT VALUE	\$4,500.00	DIST	7
ASSESS	\$4,500.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$4,500.00		

Exemptions:



Property Address:
SE MILLS AVE ARCADIA 34266

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2023	R	1695700-I	\$146.63	\$20.91	\$167.54	1384 I
2022	R	1690200-I	\$147.37	\$54.88	\$202.25	1359 I
			Total Due		\$369.79	

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
063825020402900140	R	2024	\$70.16	\$38.00	N/A	\$0.00	\$108.16
063825020402900140	R	2023	\$71.47	\$38.00	N/A	\$0.00	\$167.54
063825020402900140	R	2022	\$72.16	\$38.00	N/A	\$0.00	\$202.25



PREPARED BY:

Mr. Nijuan Polk
1773 SW Hendry Street
Arcadia, Florida 34266

AFTER RECORDING RETURN TO:

Mr. Nijuan Polk
1773 SW Hendry Street
Arcadia, Florida 34266

Inst: 202414001408 Date: 02/23/2024 Time: 11:36AM
Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 0.70

GENERAL WARRANTY DEED

This General Warranty Deed, Made the 20th day of February, 2024, by and between DOMONIQUE ALAJUWAN OUSLEY, a single man, whose post office address is: 1227 SE Mills Avenue, Arcadia, Florida 34266, hereinafter called "Grantor" and DOMONIQUE ALAJUWAN OUSLEY, a single man, whose post office address is: 1227 SE Mills Avenue, Arcadia, Florida 34266 and NIJUAN POLK, a single man, whose post office address is: 1201 SW Harlem Circle, Arcadia, Florida 34266, hereinafter called "Grantee(s)".

WITNESSETH that: Grantor, for and in consideration of the sum of **\$10.00** (TEN DOLLARS) AND OTHER VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, sell, alien, convey and confirm unto the said Grantee, the following described Real Estate located in the County of Desoto, State of Florida, to wit:

LOT 14, King and Baker, a subdivision according to the map or plat thereof recorded in Plat Book 6, Page 82, of the Public Records of Desoto County, Florida.

PROPERTY street address: 1227 SE Mills Avenue, Arcadia, Florida 34266.

PARCEL ID # 06-38-25-0204-0290-0140

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, right of way, conditions, restrictions, obligations, and liabilities as may appear of record. This property is not the homestead of the Grantor and is not contiguous to the Grantor homestead property.

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

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.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 20 day of February, 2024.

GRANTOR:

[Signature]
Signature

DOMONIQUE ALAJUWAN OUSLEY
Printed Name

[Signature]
Witness Signature

Veronica Herrera 128 S. Brevard Ave. Arcadia, FL 34266
Witness Printed Name

[Signature]
Witness Signature

Sergio Damaso 128 S. Brevard Ave. Arcadia FL, 34266
Witness Printed Name

STATE OF: FLORIDA
COUNTY OF: DESOTO

The foregoing instrument was acknowledged before me this 20 day of February, 2024 Domonique Ousley who personally appeared and produced US passport and who acknowledged the execution of the foregoing General Warranty Deed, and who, have been duly sworn, stated that the representations therein contained are true.

My Commission Expires:



[Signature]
Signature
Kelli Ali
Printed Name
Notary Public
Commission No: HH 360015

Customer Information

Name: DANNY TEW
Address: 1141 SE MILLS AVE

Phone: (727) 599-5358
Alt. Phone:
Email:

Request Classification

Topic: Expired Building Permit
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 1227 SE Mills Ave

Request type: Problem
Priority: Normal
Entered Via: Phone



Time of Day:
Property APN:
Property APN:

Description

The Zoning has expired, ZNVF-14284-2023. This property is flooding Mr. Tew's property. Please give Mr. Tew a call before heading out.

Reason Closed

Turn into a code case, number CE 24-0103

Date Expect Closed: 02/24/2024

Date Closed: 02/15/2024 1:30 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

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

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

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



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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



NOTICE to CORRECT VIOLATION

**OUSLEY DOMONIQUE ALAJUWAN &
POLK NIJUAN
1227 SE MILLS AVE
ARCADIA, FL 34266**

**RE: 1227 SE MILLS AVE
PIN #: 06-38-25-0204-0290-0140
Case No: CE-24-0103**

Date: August 27, 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 August 26, 2024 at 8:44 am, the property located at 1227 SE MILLS AVE was visited and revealed the following:

The building permit number BLDR-20436-2024 has expired. Need to call the building department at 863-993-4811.

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

Contact the Desoto County Building department at (863) 993-4811 and renew your 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: September 6, 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.

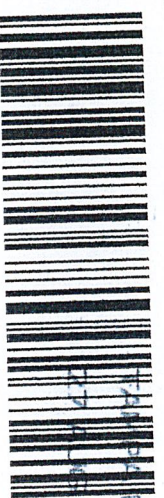
Sincerely

Thomas Turnbull
Code Enforcement Officer

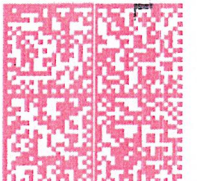
Certified Mailing Number: 9589071052700462267635



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



9589 0710 5270 0462 2676 35



quadrant
FIRST-CLASS MAIL
IM1
\$009.64
08/27/2024 ZIP 34266
043M31248516

US POSTAGE

OUSLEY DOMONIQUE ALAJUWAN &
POLK NIJUAN
1227 SE MILLS AVE
ARCADIA, FL 34266

NSM

REF
34266-67604321

NIXIE 339 DE 1 0009/01/24
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
BC: 34266445154 *2101-01107-27-43

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT *CE*
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 fees as appropriate)	
☒ Return Receipt (hardcopy)	\$ 2.85
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Postmark Here

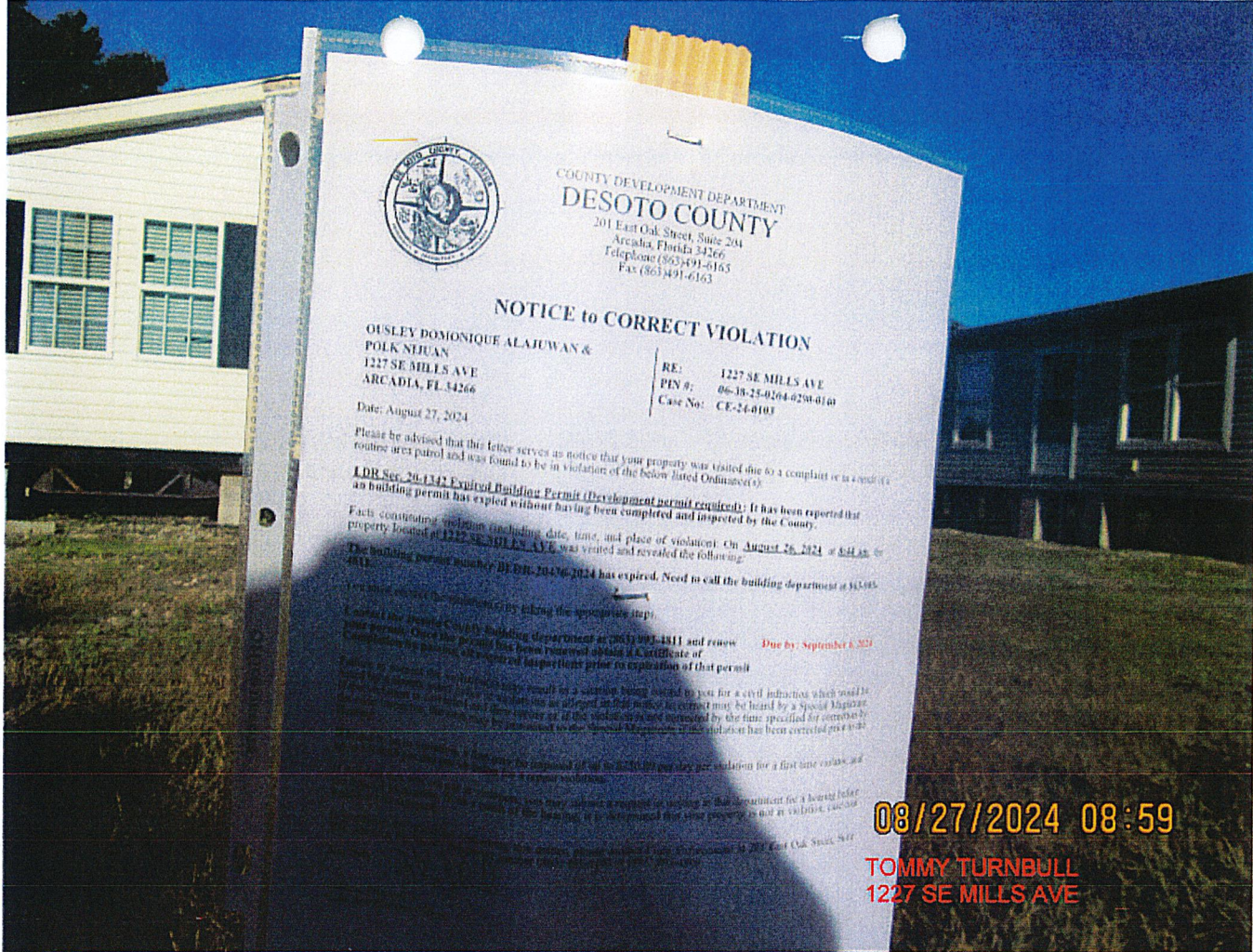
ARCADIA, FL 34266
AUG 27 2024

24-0103

OUSLEY DOMONIQUE ALAJUWAN &
POLK NIJUAN
1227 SE MILLS AVE
ARCADIA, FL 34266

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

SE 9292 2940 0225 0120 6956



08/27/2024 08:59

TOMMY TURNBULL
1227 SE MILLS AVE



08/27/2024 08:59

TOMMY TURNBULL
1227 SE MILLS 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 8-27-24 @ 8:59 AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

OUSLEY DOMONIQUE ALAJUWAN &

POLK NIJUAN

1227 SE MILLS AVE

ARCADIA, FL 34266

at the following location(s): 1227 SE MILLS AVE

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

DATE: August 27, 2024

affiant

Sworn to and subscribed before me this 27th day of August, 2024 by Thomas Turnbull who is personally known OR Produced Identification

Notary Public

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



03/20/2025 08:31

TOMMY TURNBULL
1227 SE MILLS AVE



08/26/2024 08:44

TOMMY TURNBULL
1227 SE MILLS AVE



02/15/2024 08:57

TOMMY TURNBULL
1227 SE MILLS AVE



BLDR-20436-2024 (1227 SE MILLS AVE ARCADIA, FL 34266)

ACTIVE HOLDS ▾



Summary



Details



Location



Additional Info



Workflow



Linked Records



Holds (2)



Contacts (2)



Fees (10)



Bonds



Activities (7)



Files (20)



Print Documents



Conditions



Tasks



Internal Notes



Inspection Cases



BLDR-20436-2024 • Building (Residential)

Location	Project	Apply Date	Work Class	Permit Status
1227 SE MILLS AVE ARCADIA, FL 34266		02/23/2024	Manufactured Home	Expired

\$ C

Recent Workflow Activity

- Last Completed Action: 44 days ago
- Manufactured Home - Block & Ties v.1 (Inspection)**
Scheduled For: 02/04/2025
Assigned To: Lee Gallagher
Status: Re-inspection required (with fee)
Completed On: 02/04/2025
- Manufactured Home - Block & Ties v.2 (Inspection)**
Next Action:
- Final Electrical (Inspection)**
Next Action:
- Final Mechanical (Inspection)**
Next Action:
- Final Plumbing (Inspection)**
Next Action:

Workflow (

Permit Des

24 x 36 MH



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 <u>Ousley Domonique Alajwan + Polk, Nijuan</u> Address <u>1227 SE Mills Ave</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)
N/A	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
N/A	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:

_____ 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

Expired Building Permit.

Officers Name

Tommy Turnbull

Special Master Hearing on:

4/22/25

Date

Reviewed by:

[Signature]

Date:

3/29/25

SMCE 24-003