

Special Master Lien Release / Reduction Checklist

** This checklist must be completed and accompany each case being turned in for Lien Reduction Hearing**

✓ or N/A	Respondents Name <u>Mar Rolando</u>	Case #: <u>2015-058</u> <u>15-0369</u>
✓	Updated case notes	
✓	Copy of Payment receipts for Lien Release / Reduction Hearing request	
✓	Copy of recorded lien / penalty order	
✓	Is the property in compliance with Special Masters Order	
✓	Any correspondence to or from Respondent or Respondents representative	
✓	Property card after being verified	
✓	Tax Record after being verified	
✓	Deed Information after being verified	
✓	Photographs of site visits in support of case	
✓	Additional documentation that will be referenced or presented during the Lien Reduction Hearing (IE: InCode Information, Division of corporation info, Local Business Tax info, copies of permits, R.O.W forms, ECT.)	

Special Instructions to Legal Department:

Officers Name Tommy Turnbull

For Special Master Hearing on: 10/28/25
Date

Reviewed by: [Signature]

Date: 9/8/25

SMCE 2015-058

Code Enforcement Case: CE-15-0369

Entered on: 08/13/2015 08:12 AM

Printed on: 09/05/2025

Topic: Development without Permit Status: Open - Pending Lien Release / Reduction Hearing
Due Date: 09/09/25 Assigned To: Thomas Turnbull
Initiated by: Building Department Area #: RM
Hearing Date: 05/22/2025 Hearing Time: 11:00 am
SM Case No: 2015-058

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 6201 SW SHORES AVE , 34266

Phone:

Cell #:

APN : 35-38-24-0116-0190-0070

Owner Information

Owner Name: MAR ROLANDO

Address: 6330 SW SHORES AVE
ARCADIA, FL 34266-0000

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint Received	Michael Clover	07/27/2015	11:14 am	Complaint of 2 carports built without permits called in by the building department
Inspection / Site Visit	Michael Clover	08/03/2015	2:37 pm	Violation founded and confirmed by GIS photo/Took photos
Notice of Violation	Michael Clover	08/14/2015	9:11 am	> Inspection Time:2:37 pm, Send to (Owner - Cert no=70140510000034662063), Extra days(0)
Mail and Post Notice to Correct Violation	Michael Clover	08/14/2015	10:23 am	Posted N2C//Took photo
Turn in for Special Master Hearing	Michael Clover	09/14/2015	8:30 am	Turn in to special master
Mail and Post Notice of Hearing and Violation	Michael Clover	10/28/2015	10:43 am	Posted notice of hearing/Took photo
Inspection / Site Visit	Michael Clover	11/12/2015	12:49 pm	Property still in violation/Took photo
Special Master Hearing	Michael Clover	11/18/2015	10:00 am	Case was heard and the respondent was found in violation//Awaiting order
Speical Master Facts and Findings received and filed	Michael Clover	12/04/2015	8:00 am	RESPONDENT ORDERED TO CORRECT THE VIOLATION WITH IN 30 DAYS OF 12/2/15, CEASE AND DESIST FOR 2 YEARS AND PAY CASE COSTS IN THE AMOUNT OF \$219.85 WITHIN 30 DAYS OF ORDER. FAILURE TO COMPLY WILL RESULT IN A \$100 PER DAY FINE.
Case Notes	Michael Clover	01/26/2016	3:00 pm	According to bldg there has not been any further contact since the hearing.
Case Notes	Michael Clover	02/04/2016	12:00 pm	Turned case in for Lien this date
Mail and Post Notice of Lien Hearing	Michael Clover	02/25/2016	9:28 am	Posted Notice of Hearing/Took photo
Lien Hearing	Michael Clover	03/11/2016	11:00 am	OWNER FOUND IN VIOLATION AND WAS PRESENT FOR THE HEARING. WITHIN TEND AYS OF THE ORDER A LIEN OF \$8,037.32 WILL BE RECORDED

ON THE PROPERTY IF THE OWNER
DOES NOT COME INTO COMPLIANCE.

Lien turned in for Recording	Michael Clover	03/31/2016 8:00 am	Lien Order to be recorded on or after April 2 2016
Lien Recorded	Michael Clover	04/11/2016 3:32 pm	Lien recorded///set up for review of 2 yr c and d
Case Notes	Michael Clover	04/13/2016 4:00 pm	Permit for carport issued this date.
Case Notes	Michael Clover	04/04/2018 1:00 pm	The carport was finaled/ case costs and lien still outstanding
Lien Reduction Request Received	Sarah Milstead	04/08/2025 2:16 pm	Came in for a Lien Reduction Packet and paid \$250.00 in cash.
Inspection / Site Visit	Thomas Turnbull	04/09/2025 9:15 am	They are in compliance. The building permit has been final. Took photo.
Submitted for Special Master Review and approval	Thomas Turnbull	04/09/2025 10:25 am	Submitted for review for the Lien Reduction.
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	04/09/2025 2:53 pm	Please prepare a Notice of Hearing on Lien Release Petition under Resolution 2007-15 and Proof of Posting on the Lien Release Petition for May 22, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Notice of Hearing on Lien Release	Thomas Turnbull	04/09/2025 2:56 pm	Send to (Owner - Cert no=9589071052702525408016)
Proof of Posting	Thomas Turnbull	04/09/2025 3:00 pm	Send to (Owner - Cert no=9589071052702525408016)
Submitted for entry into Legistar	Thomas Turnbull	04/09/2025 3:10 pm	Turn in for Legistar.
Entered into Legistar for Hearing Agenda	Jill Kersey	04/10/2025 8:30 am	
Mail and Post Notice of Lien Hearing	Thomas Turnbull	04/28/2025 9:52 am	Posted the Notice for the Lien hearing release, took photos.
Return Receipt Received	Sarah Milstead	04/30/2025 1:30 pm	Green card received back into the office. (Owner)
Inspection / Site Visit	Thomas Turnbull	05/21/2025 8:56 am	No violation took photo.
Lien Reduction Hearing	Thomas Turnbull	05/22/2025 11:00 am	They did not show up, it moved toe 8/28/2025
Lien Reduction Hearing Findings	Thomas Turnbull	06/02/2025 8:06 am	The order was signed on 5/30/2025. It was continuing to the next hearing date, and it was mail out.
Case Notes	Thomas Turnbull	08/08/2025 10:45 am	Nobody was home, need to try to make contact to get back on the docket
Phone Call	Thomas Turnbull	09/02/2025 1:51 pm	Talk with Rolando Mar, he would like to go back on the docket for 10/28/2025
Notice of Hearing on Lien Release	Thomas Turnbull	09/03/2025 3:43 pm	Send to (Owner - Cert no=9589071052701588387245)
Proof of Posting	Thomas Turnbull	09/03/2025 3:47 pm	Send to (Owner - Cert no=9589071052701588387245)

Violations

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

Fees

Fee Type	Date	Charges	Payments	Details
Lien Hearing SM fee	04/13/2016	8037.32		
		8,037.32	0.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,
Petitioner,

vs.

Case Number CE 2015-058

ROLANDO MAR

Respondent

_____ /

ORDER CONTINUING LIEN REDUCTION HEARING

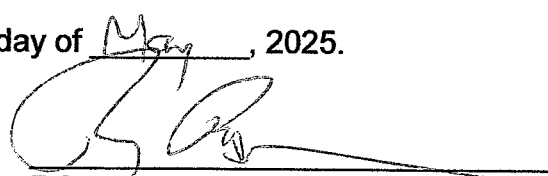
Property Address: 6201 SW SHORES AVE ARCADIA, FL 34266

Parcel ID: 35-38-24-0116-0190-0070

THIS CASE was scheduled to be heard before the Special Master of DeSoto County, Florida on May 22, 2025. The Respondent was not present at the hearing. It is:

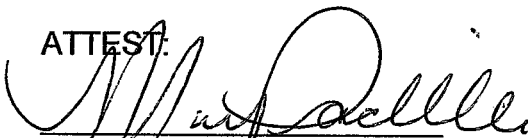
ORDERED that the final hearing upon the Respondent's request for hearing seeking a reduction of a lien shall be continued until the August 26, 2025 Special Master Hearing. The Petitioner shall cause notice of the precise date and time of the reset hearing to be mailed to Respondents.

DONE AND ORDERED this 29th day of May, 2025.



ROBERT H. BERNTSSON, Esquire
Special Master of DeSoto County, Florida
Florida Bar No. 0804400

ATTEST:



Marilyn Padilla
Transcribing Secretary

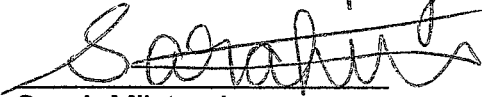
Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201,
Arcadia Florida 34266 and

Respondent:

ROLANDO MAR, 6201 SW SHORES AVE, ARCADIA, FL 34266

on this 30 day of May, 2025.

By: 

Sarah Milstead
Administrative Assistant

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. CE-SM 2015-058 & CE 15-0369

MAR ROLANDO

Respondents,

NOTICE OF HEARING ON LIEN RELEASE PETITION
UNDER RESOLUTION 2007-15

TO: MAR ROLANDO
6330 SW SHORES AVE
ARCADIA, FL 34266-0000

Your petition for release or reduction of lien has been set for hearing before the DeSoto County Special Magistrate to commence as follows:

DATE: 10/28/2025
TIME: 11:00 am
PLACE: Room 103, First Floor, DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266. (BOARD HEARING ROOM)

Please bring all materials and any documents that you may need to support your request to the hearing. All the rules you received when you filed your petition apply. If you have not retained a copy, please obtain a copy the business day before the hearing.

I HEREBY CERTIFY that a copy of the foregoing notice was mailed to the above addressee this _____ day of

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Phone (863) 993-4800

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned personally appeared, Affiant who having been duly sworn deposed and said as follows:

I posted a true and correct copy of the Notice of Hearing on Lien Release Petition in Case # SM CE 2015-058 & CE 15-0369, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #35-38-24-0116-0190-0070 / **6201 SW SHORES AVE, ARCADIA FL 34266**
@_____ a.m / p.m _____ day of _____ 2025

and

(b) DeSoto County Administration Building, 201
E. Oak Street, Second Floor, Arcadia, Florida
_____ day of _____, 2025.

Further, Affiant say eth naught.

Affiant _____

Sworn to and subscribed before me this _____ day of _____ 2025 by Thomas Turnbull is personally known to me.

Notary Public

Certified Mailing Number: 9589071052701588387245

	County Lien	Case #	Location	Recording Date	No. of Years as of 9/30/2025	Cost	Interest	Total Interest Accumulated	Total Cost & Interest
1	ROLANDO MAR	CE 2015-058	6201 SW SHORES AVE	4/11/2016	9.48	\$8,037.32	\$803.73	\$7,619.36	\$15,656.68
2	INSTR #201614001709		PARCEL # 35-38-24-0116-0190-0070						
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Total						\$8,037.32	\$803.73	\$7,619.36	\$15,656.68



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

**DESOTO COUNTY, a political subdivision
of the State of Florida, principal address at
201 East Oak Street, Suite 201
Arcadia, Florida 34266,**

Petitioner/Lien holder,

**Inst:201614001709 Date:4/11/2016 Time:3:32 PM
DC,Nadia K. Daughtrey,Desoto County Page 1 of 2**

vs.

Case Number: CE 2015-058

**ROLANDO MAR,
6330 SW Shores Avenue
Arcadia, Florida 34266,**

**Inst:201614001710 Date:4/11/2016 Time:3:32 PM
DC,Nadia K. Daughtrey,Desoto County Page 1 of 2**

Respondent.

LIEN ORDER

THIS CAUSE came on for hearing on March 11, 2016, before CONNIE L. COLLINS, ESQUIRE, Special Master, upon notice and prior Orders in this matter directing that a compliance hearing be set, and alleging that the Respondent failed to correct violation as ordered at subject property by the Special Master's Order entered December 2, 2015. Respondent was present at the hearing, but not represented by counsel. Pursuant to Section 162.09(1), Florida Statutes, and upon consideration of all matters presented and the file and the record hereof, the Special Master finds that Respondent has failed to correct and/or remove the violation at the subject real property, Parcel ID# 35-38-24-0116-0190-0070, commonly known as 6201 SW Shores Avenue, Arcadia, Florida and more particularly described by Instrument # 201414002145 of the Official Records of DeSoto County as ordered by the previous Special Master's Order.

IT IS, THEREFORE, ORDERED that the fine for non-compliance with prior Special Master Order is fixed at \$100.00 per day for 76 days of violation which equals a fine of \$7,600.00. Respondent has failed to pay prior case costs in the amount of \$219.85, and in addition is assessed current case costs of \$217.47 for a total amount due in case costs of \$437.32. Respondent shall pay to Petitioner, DESOTO COUNTY, the total amount of \$8,037.32, representing assessed fines and case costs, within ten (10) days of the date of this Order.

IT IS FURTHER ORDERED that unless the Respondent pays the fine/penalty and case costs imposed herein within ten (10) days of this Order, the fine/penalty and case costs imposed herein shall constitute a lien against the subject property described above and all real and personal property owned by the Respondent in DeSoto County, Florida, pursuant to Section 162.093(3), Florida Statutes, DeSoto County Land Development Regulations Section 11706 and DeSoto County Resolution 2002-11. The unpaid sums constituting a lien shall further bear interest at the current legal rate until paid in full.

The Clerk is directed to record a certified true copy of this order in the Official Records of DeSoto County, Florida.

IT IS FINALLY ORDERED that Respondent shall cease and desist from all violations found in prior Special Master Orders for a period of two (2) years. Continued failure to comply with prior Special Master Orders shall result in additional fines of up to \$500.00 per day for each day of continued violation.

DONE AND ORDERED in Arcadia, DeSoto County, Florida, this 24 day of March, 2016.



Connie L. Collins, Esquire
Special Master, DeSoto County, Florida
Florida Bar No.: 813427

ATTEST:



Jill Kersey, Transcription Secretary

Copies to:

Donald D. Conn, Esquire
DeSoto County Attorney
201 East Oak Street, Suite 201
Arcadia, FL 34266

and

Respondent at: 6330 SW Shores Avenue, Arcadia, Florida 34266

on this 28 day of March, 2016.

By: 

Yojaida Hernandez, Legal Administrative Assistant