

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0007

Hernandez Villanueva Brenda P

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: Hernandez Villanueva Brenda P, 1712 SE Peach Dr, Acadia, FL.

- 1. An inspection on February 25, 2026, Code Enforcement Officer visited your property located at 1057 Sw Hwy 17, ARCADIA FL 34266 described and zoned as: CG

DeSoto County Tax Parcel Number #01-38-24-0000-0032-0000 more particularly described by deed or instrument number #201414005803 of the Official Records of DeSoto County, Florida.

- 2. **The inspection resulted in the findings that the property is: 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 January 7, 2026 and served by certified receipt requested/posting.
- 5. You are hereby notified that you must clear the violation(s): Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits. 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

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

Sworn to and subscribed before me this 3rd day of March, 2026 Affiant is personally known to me.

Sarah

Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0007

Hernandez Villanueva Brenda P

Respondents,

_____/

TO: Hernandez Villanueva Brenda P
1057 Sw Hwy 17
ARCADIA FL 34266

RE: 1057 Sw Hwy 17, 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 **March 26, 2026 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 _____ 2026.

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 _____, 2026.



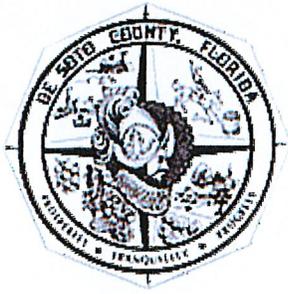
Certified Mailing Number: 9589071052702678570479

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

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

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

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



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

COPY

NOTICE to CORRECT VIOLATION

Hernandez Villanueva Brenda P
1712 Se Peach Dr
Arcadia, FL 34266

RE: 1057 Sw Hwy 17
PIN #: 01-38-24-0000-0032-0000
Case No: CE-26-0007

Date: January 7, 2026

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 Development Permit Required: Development is the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.

Facts constituting violation (including date, time, and place of violation): On **January 6, 2026** at **11:45 am**, the property located at **1057 Sw Hwy 17** was visited and revealed the following:

All of the buildings and structures on the property where built without permits. You also need an approved development plan and improvement plan before you can develop the property. Please contact the Planning Department to get the Development Plan and Improvement Plans approved and then the Building Department for the structures please stop working on the newest structure being built.

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

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits

Due by: January 22, 2026

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: 9589071052702678569022

Special Master Mandatory Hearing Case Checklist

**** This checklist must be completed and accompany each case being reviewed for Special master Mandatory Hearing****

? or N/A	Respondents Name <u>Hernandez Villanueva Brenda P.</u> Case # <u>26-0007</u> Site Address <u>1057 Sw Hwy 17</u> Respondent's Mailing Address <u>1712 Se Peach Dr Arcadia, FL 34266</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 cited on Notice of Mandatory Hearing
✓	Notice of Mandatory Hearing (file copy)
✓	Green Card if received, and or Track and Confirm information from the USP website
—	Original Notice to Correct in the envelope with the green card attached (if unclaimed)
—	Copy of Notice to Correct that was posted and sent by regular Mail
✓	Photograph of the posting, if applicable
✓	Affidavit of posting or hand delivery
✓	Photographs of site visits in support of the case
✓	Any correspondence to or from the Respondent or the Respondent's representative
✓	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)

Information: *Any special instructions (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 than one person)*

_____ Only the following violations will be referenced in the Notice of Mandatory Hearing:

LDR Sec. 20-1342 Development Permit Required

_____ 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

Officer's Name Gray, Sharon Special Master Hearing on: _____

Reviewed by: _____ Date: _____

Code Enforcement Case: CE-26-0007

Entered on: 12/19/2025 00:00

Printed on: 03/03/2026

Topic: Development without Permit
 Due Date: 02/20/26
 Initiated by: Building Department
 Hearing Date:
 SM Case No:

Status: Open - N2C issued/Posted
 Assigned To: Sharon Gray
 Area #: CG
 Hearing Time:

Permit

Permit #: _____ Business name: _____ License #: _____

Property Location

Occupant Name:

Address: 1057 Sw Hwy 17 , 34266

Phone:

Cell #:

APN : 01-38-24-0000-0032-0000

Owner Information

Owner Name: Hernandez Villanueva Brenda P

Address: 1712 Se Peach Dr
 Arcadia, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Inspection / Site Visit	Sharon Gray	12/19/2025	3:12 pm	Site visit photos taken in violation, they are building something.
Complaint	Sharon Gray	12/19/2025	3:23 pm	Request 5941-ALISON Building Department(Alison) - Development without permits. Gazebo
E-mail Correspondence	Sharon Gray	12/29/2025	4:10 pm	Alison, Can I please get the permit history for 1057 SW Hwy 17. Best Regards, Sharon
E-mail Correspondence	Sharon Gray	12/29/2025	4:13 pm	Alison, Found permits for a billboard from 2015 and a electrical permit for a 200 amp service in 2022.
Case Notes	Sharon Gray	01/06/2026		After researching the property I didn't find any permits for the structures on the property. Not for the current building being built or for the existing buildings on the property.
E-mail Correspondence	Sharon Gray	01/06/2026	9:34 am	Tara, Can you please check for any development or improvement plans for 1057 SW Hwy 17. Best Regards, Sharon
Inspection / Site Visit	Sharon Gray	01/06/2026	11:45 am	Site visit photos taken I went back to get photos of all structures on the property.
E-mail Correspondence	Sharon Gray	01/06/2026	3:36 pm	I do not see anything submitted in for that address.

Thank you

Tara Wilson
Associate Planner

Notice of Violation	Sharon Gray	01/07/2026 8:18 am	> Inspection Time:11:45 am, Send to (Owner - Cert no=9589071052702678569022), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	01/07/2026 12:36 pm	Posted and mailed notice to correct
Return Receipt Received	Sharon Gray	01/14/2026	Received signed green card
Meeting / Conference	Thomas Turnbull	02/02/2026 3:30 pm	I talk with Brenda Hernandez; she will take down the structures and do a development plans for the property. I gave her more time.
Inspection / Site Visit	Sharon Gray	02/25/2026 12:01 pm	Site visit photos taken in violation. The structure that they was building has been removed but none of the other issues have been addressed.
E-mail Correspondence	Sharon Gray	02/26/2026 8:02 am	Has any Development Plan applications been submitted for 1057 SW Hwy 17? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	02/26/2026 9:36 am	From Jeorgia Sutton: No ma'am, we have not received a DP on this property
Special Master Mandatory Hearing Case Submittal Checklist Template	Sharon Gray	03/02/2026 8:04 am	Send to (Owner)
Turn in for Special Master Hearing	Sharon Gray	03/03/2026 12:31 pm	In violation turn in for Special Masters

Violations

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-1342 - Development Permit Required 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		Open	

Additional Addresses

Address Type:Complainant
Name:ALISON Building Department(Alison)
Address:201 East oak St., Suite 204
Arcadia, FL 34266
Phone:(863) 993-4811 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 2/26/2026

Parcel: << 01-38-24-0000-0032-0000 (9474) >>

Owner & Property Info

Result: 9 of 10

Owner	HERNANDEZ VILLANUEVA BRENDA P 1712 SE PEACH DR ARCADIA, FL 34266		
Site	1057 SW HWY 17, ARCADIA		
Description*	BEG NW COR OF E1/2 OF GOV LOT 2 IN NE1/4 TH S 0D15M30S E 151.76 FT FOR POB TH CONT SAME LI 215.61 FT TH S 78D23M20S E 242.90 FT TO W R/W US 17 TH N 11D36M40S E ALG SD R/W 211 FT TH N 78D23M20S W 287.25 FT TO POB LESS & EXCEPT FOLLOWING: COMM AT NW COR OF N ...more>>		
Area	1.003 AC	S/T/R	01-38-24
Use Code**	VACANT COMMERCIAL (1000)	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

2024 Certified Values		2025 Certified Values	
Mkt Land	\$54,613	Mkt Land	\$54,613
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$22,780	XFOB	\$22,780
Just	\$77,393	Just	\$77,393
Class	\$0	Class	\$0
Appraised	\$77,393	Appraised	\$77,393
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$77,393	Assessed	\$77,393
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$77,393 other:\$77,393 school:\$77,393	Total Taxable	county:\$77,393 other:\$77,393 school:\$77,393

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Building Photo Google Maps



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/1/2014	\$100	201414005803	QC	V	U	11
1/21/2003	\$40,000	525 / 356	WD	V	U	
12/6/2000	\$35,000	502 / 224	WD	V	U	
3/31/1993	\$25,000	315 / 284	WD	I	U	
10/7/1987	\$83,300	241 / 300	CT	I	U	
6/1/1984	\$160,000	203 / 615	WD	I	Q	
5/1/1983	\$125,000	193 / 1081	WD	I	U	

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
1999	SHED-UC	2022	\$2,495.00	360.00	20 x 18
0850	CONCR SLAB	2022	\$3,960.00	1600.00	40 x 40
1916	PATIO B	2022	\$546.00	441.00	x
1981	SHED SUPR	2022	\$8,316.00	420.00	30 x 14
2040	WD DECK	2020	\$465.00	176.00	16 x 11
0900	COOLER	2022	\$6,984.00	360.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
1000	VAC COMM (MKT)	43,690.700 SF (1.003 AC)	1.0000/1.0000 1.0000/ /	\$1 / SF	\$54,613	CG

* 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: 9 of 10

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 854100 2025

R 01-38-24-0000-0032-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

IF PAID IN TOTAL DUE	NOV1-DEC1	DEC2-DEC31	JAN1-JAN31	FEB1-FEB28	MAR1-MAR31
	\$1189.40	\$1201.79	\$1214.18	\$1226.57	\$1238.96

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$531.50
COUNTY LAW ENF	.0029406	\$227.58
SCHOOL LRE	.0030330	\$234.73
SCHOOL DISC	.0022480	\$173.98
SOUTHWEST WATER MGMT	.0001831	\$14.17
TOTAL AD-VALOREM:		\$1,181.96

**HERNANDEZ VILLANUEVA BRENDA P
1712 SE PEACH DR
ARCADIA , FL 34266**

1.003 ACRES
BEG NW COR OF E1/2 OF GOV
LOT 2 IN NE1/4 TH S 0D15M30S E
LI 215.61 FT TH S 78D23M20S E

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE	\$57.00
TOTAL NON-AD VALOREM:	\$57.00

FAIR MKT VALUE	\$77,393.00	DIST	7
ASSESS	\$77,393.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$77,393.00		

COMBINED TAXES & ASMTS: \$1,238.96
DISCOUNT: -\$12.39
UNPAID BALANCE: **\$1,226.57**



Exemptions:

**Property Address:
1057 SW HWY 17 ARCADIA 34266**

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2024	R	853500-I	\$1,375.32	\$111.96	\$1,487.28	606 I
2023	R	850500-I	\$1,403.47	\$227.30	\$1,630.77	614 I
2022	R	848500-I	\$1,017.42	\$216.09	\$1,233.51	618 I
Total Due					\$4,351.56	

These are current amounts that are due that change the first of each month, please call our office if you need a future amount.

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
01382400000320000	R	2025	\$1,181.96	\$57.00	N/A	\$0.00	\$1,226.57
01382400000320000	R	2024	\$1,206.56	\$38.00	N/A	\$0.00	\$1,487.28
01382400000320000	R	2023	\$1,232.59	\$38.00	N/A	\$0.00	\$1,630.77
01382400000320000	R	2022	\$875.64	\$38.00	N/A	\$0.00	\$1,233.51
01382400000320000	R	2021	\$928.00	\$38.00	12/15/2021	\$937.02	\$0.00
01382400000320000	R	2020	\$936.44	\$38.00	2/9/2021	\$964.70	\$0.00
01382400000320000	R	2019	\$943.28	\$38.00	4/27/2020	\$1,010.72	\$0.00
01382400000320000	R	2018	\$947.68	\$38.00	5/28/2019	\$1,019.21	\$0.00
01382400000320000	R	2017	\$920.67	\$28.00	5/22/2019	\$1,206.46	\$0.00
01382400000320000	R	2016	\$937.70	\$28.00	5/20/2019	\$1,363.20	\$0.00
01382400000320000	R	2015	\$1,005.24	\$30.00	7/24/2017	\$1,273.22	0.00
01382400000320000	R	2014	\$916.50	\$30.00	11/30/2015	\$1,099.94	0.00



Record 510.00
Doc 70

Total \$10.70

Return to:
Name: **Bernardo Hernandez**
Address: **129 Low Street
Arcadia FL 34266**

Inst. 201414005803 Date: 12/2/2014 Time: 3:19 PM
Doc Stamp-Deed 0.70
mm DC, Mitzie McGavic, Desoto County Page 1 of 1

This Instrument Prepared by:
Bernardo Hernandez

Property Appraisers Parcel I.D. (Folio) Number(s): **01-38-24-0000-0032-0000**

QUITCLAIM DEED
(INDIVIDUAL)

THIS INDENTURE, Made this 1st day of **December, 2014**, by and between **Bernardo Hernandez** whose post office address is: **129 Low Street Arcadia FL 34266** hereinafter called the grantor.

To **Brenda Patricia Hernandez Villanueva** whose post office address is: **1712 SE Peach Drive, Arcadia FL 34266** hereinafter called the grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of \$1.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in DeSoto County, Florida, to wit:

Begin at the NW Corner of the E 1/2 of Government Lot 2 of the NE 1/4 of Section 1, Township 38 South, Range 24 East; thence South 0°15'30" East along the West line of said tract 151.76 feet to the Point of Beginning; thence continue same line 215.61 feet; thence South 78°23'20" East 242.90 feet to the West R/W of US Highway 17; thence N 11°36'40" East along said R/W 211.00 feet; thence North 78°23'20" West 287.55 feet to the Point of Beginning; of the Public records of DeSoto County, Florida

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

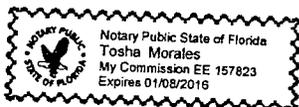
Witness Signature: *Shayla Ramirez* *Bernardo Hernandez*
Witness Printed Name: Shayla Ramirez Bernardo Hernandez
Witness Signature: *Tasha Morales*
Witness Printed Name: Tasha Morales

STATE OF FLORIDA
COUNTY OF DeSoto

The foregoing instrument was acknowledged before me this, 1st day of **December, 2014** by **Bernardo Hernandez**. He/She/They is/are personally known to me or has/have produced driver license(s) as identification.

My Commission Expires:

Tasha Morales
Printed Name: Tasha Morales
Notary Public





DESOTO COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus **OR**
POWERED BY CIVITEK

[Search Again](#)

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

Page Size:

One item found.

1

From	To	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
HERNANDEZ BERNARDO	VILLANUEVA BRENDA PATRICIA HERNANDEZ	-	D	201414005803	0/0	1	\$10.00	BEGIN AT NW CORNER OF E1/2 GOVT LT 2 AND NE1/4 OF SEC 1-38-24.....SEE INST.

[View Image](#)

One item found.

1

Customer Information

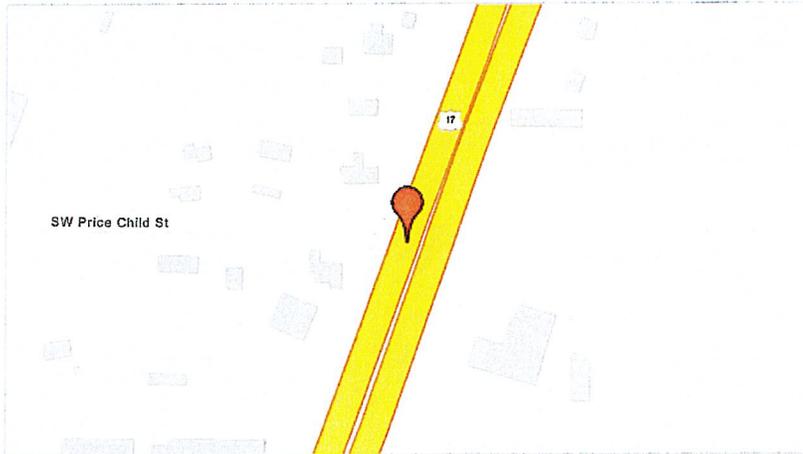
Name: ALISON Building
Department(ALison)
Address: 201 East oak St., Suite 204
Arcadia, FL 34266

Phone: (863) 993-4811
Alt. Phone:
Email: building@desotobocc.com

Request Classification

Topic: Development without Permits
Status: Open
Assigned to: Sharon Gray
Property Address: 1057 SW Hwy 17

Request type: Complaint
Priority: Normal
Entered Via: Other



Property APN: 01-38-24-0000-0032-000

Retention Disposition Date
Date File Scanned into DocuShare:

Description

Development without permits. Gazebo

Reason Closed

Date Expect Closed: 01/02/2026

Enter Field Notes Below

Notes:

Notes Taken By: _____ **Date:** _____

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

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



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

COPY

NOTICE to CORRECT VIOLATION

Hernandez Villanueva Brenda P
1712 Se Peach Dr
Arcadia, FL 34266

RE: 1057 Sw Hwy 17
PIN #: 01-38-24-0000-0032-0000
Case No: CE-26-0007

Date: January 7, 2026

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 Development Permit Required: Development is the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.

Facts constituting violation (including date, time, and place of violation): On **January 6, 2026** at **11:45 am**, the property located at **1057 Sw Hwy 17** was visited and revealed the following:

All of the buildings and structures on the property were built without permits. You also need an approved development plan and improvement plan before you can develop the property. Please contact the Planning Department to get the Development Plan and Improvement Plans approved and then the Building Department for the structures please stop working on the newest structure being built.

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

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits

Due by: January 22, 2026

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

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052702678569022

9589 0710 5270 2678 5690 22

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	\$ 5.30	
Extra Services & Fees (check box, add fee as appropriate)	\$ 4.10	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	Postmark Here
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 7.4	
Total Postage and Fees	\$ 10.44	

Brenda P Hernandez Villanueva
1712 SE Peach Dr
Arcadia, FL 34266

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature</p> <p><input checked="" type="checkbox"/> Brenda P. Holz <input type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Brenda P Hernandez Villanueva 1712 SE Peach Dr Arcadia, FL 34266</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Signature Confirmation</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>89 0710 5270 2678 5690 22</p>	



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

Hernandez Villanueva Brenda P
1712 Se Peach Dr
Arcadia, FL 34266

RE: 1057 Sw Hwy 17
PIN #: 01-38-24-0000-0032-0000
Case No: CE-26-0007

Date: January 7, 2026

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).

L.D.C. Sec. 20-134: Development Permit Required: Development is the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.

Facts constituting violation (including date, time, and place of violation): On January 6, 2026 at 11:45 am, the property located at 1057 Sw Hwy 17 was visited and revealed the following:

All of the buildings and structures on the property were built without permits. You also need an approved development plan and improvement plan before you can develop the property. Please contact the Planning Department to get the Development Plan and Improvement Plan approved and then the Building Department for the structures please stop working on the newest structure being built.

You must correct the violation(s) by taking the appropriate steps. **Due by: January 22, 2026.**
Please contact our office with proof of permit's reception for the development activities being conducted on your property, as obtain the required permits.

Failure to correct the violation(s) may result in a citation being issued to you. Any citation issued will be heard by a county court judge or arbitrator in this matter. 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 \$200.00 per day violation for a first time violation, and up to \$200 per day per violation for a repeat violation.

If you feel that you are not in violation, you may request a hearing by notifying the code inspector at a hearing held by the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, your appeal will be dismissed.

If you have any questions concerning this notice, please contact Code Enforcement at 301 East Oak Street, Suite 204, Arcadia, FL 34266. Telephone (863) 491-6165 or visit our website.

01/07/2026 12:36

SHARON GRAY
1057 SW HWY 17



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

NOTICE to CORRECT VIOLATION

Hernandez Villanueva Brenda P
1712 Se Peach Dr
Arcadia, FL 34266

RE: 1057 Sw Hwy 17
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01/07/2026 12:36

SHARON GRAY
1057 SW HWY 17



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 1/7/2026 @ 12:36 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Hernandez Villanueva Brenda P
1712 Se Peach Dr
Arcadia, FL 34266

at the following location(s): 1057 Sw Hwy 17

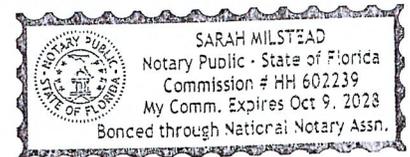
I declare under penalty of perjury that the forgoing is true and correct.

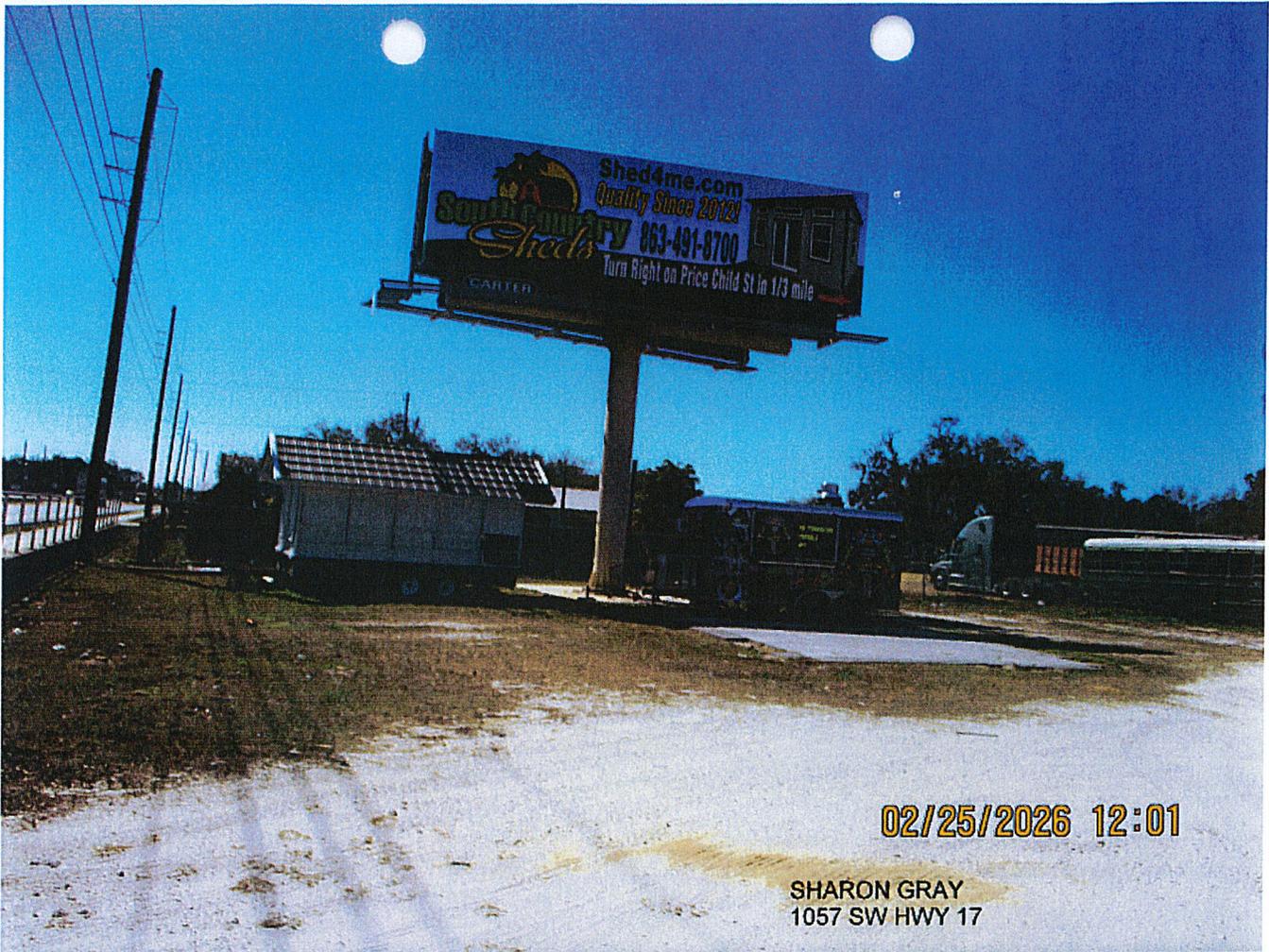
DATE: January 7, 2026

affiant Sharon Gray

Sworn to and subscribed before me this 7th day of January, 2026 by
Sharon Gray who is personally known OR Produced Identification

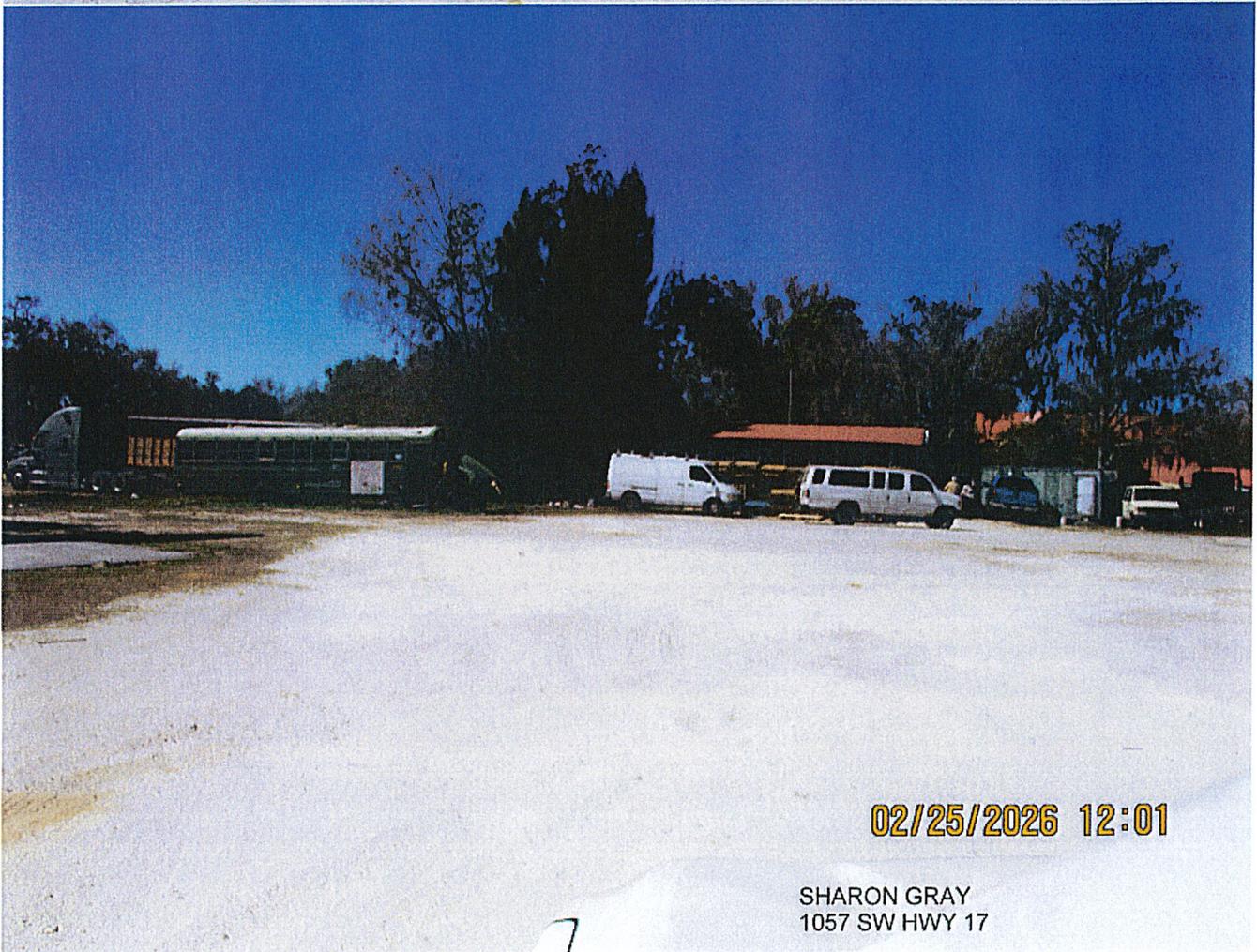
Sarah
Notary Public





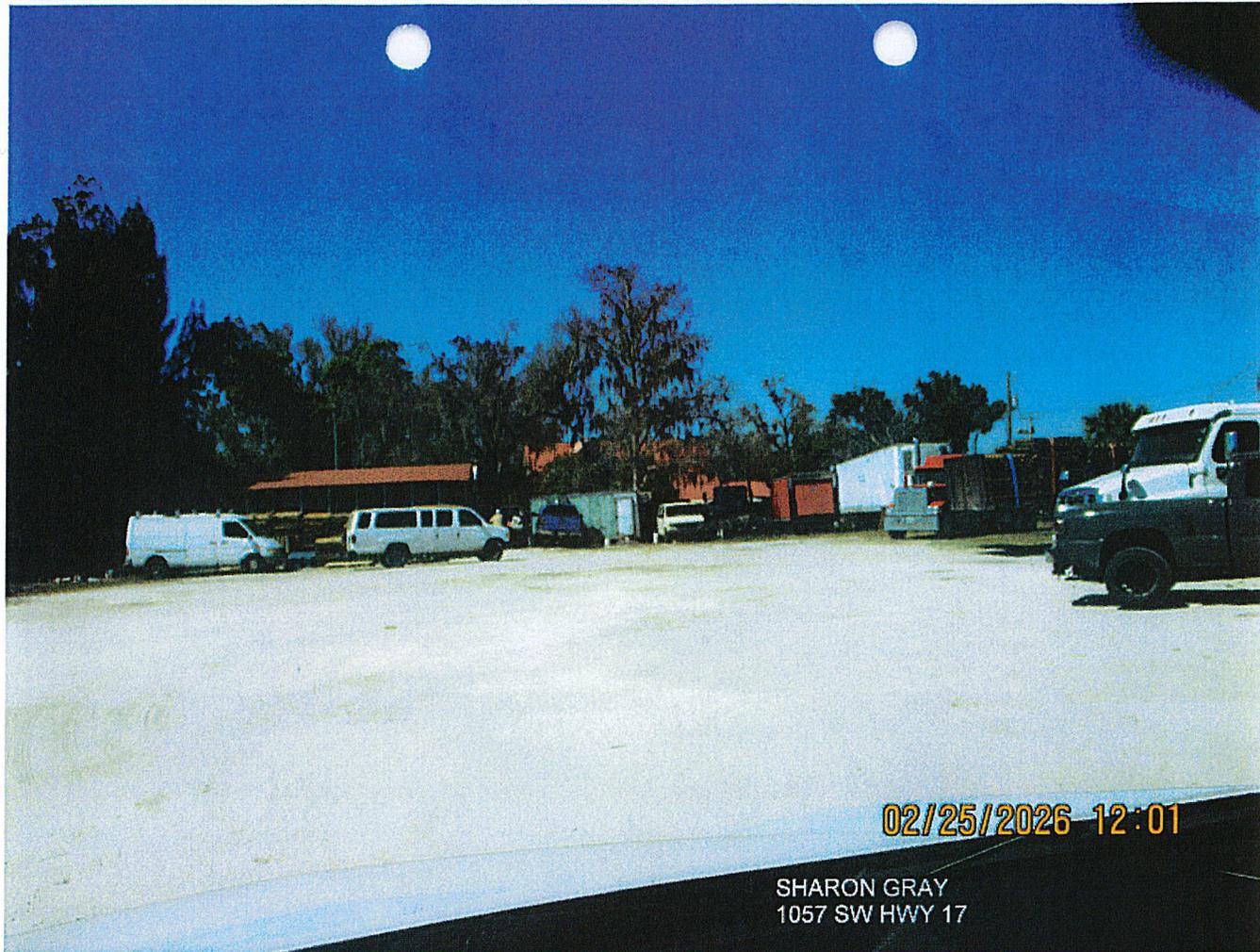
02/25/2026 12:01

SHARON GRAY
1057 SW HWY 17



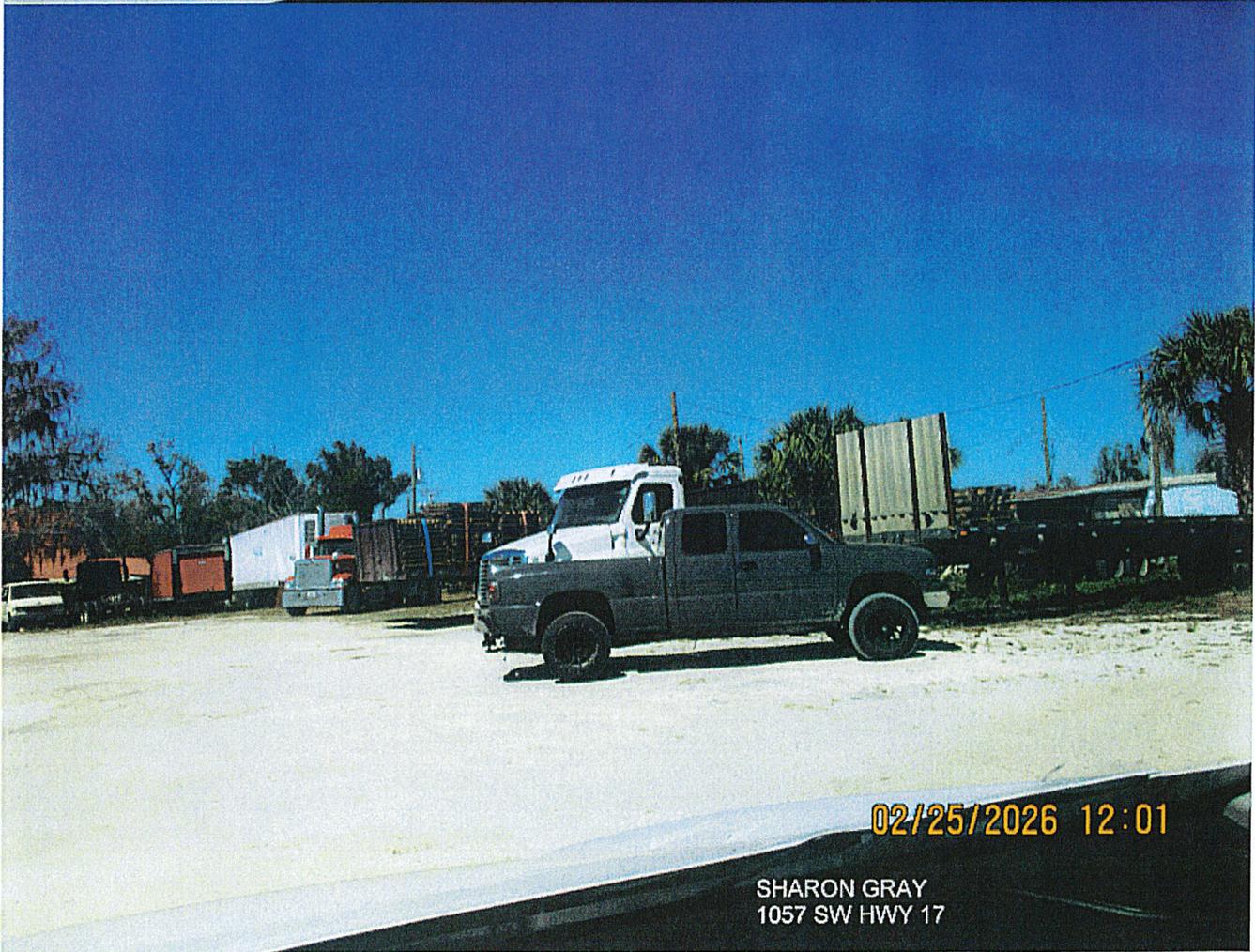
02/25/2026 12:01

SHARON GRAY
1057 SW HWY 17



02/25/2026 12:01

SHARON GRAY
1057 SW HWY 17



02/25/2026 12:01

SHARON GRAY
1057 SW HWY 17



SHARON GRAY
1057 SW HWY 17



SHARON GRAY
1057 SW HWY 17



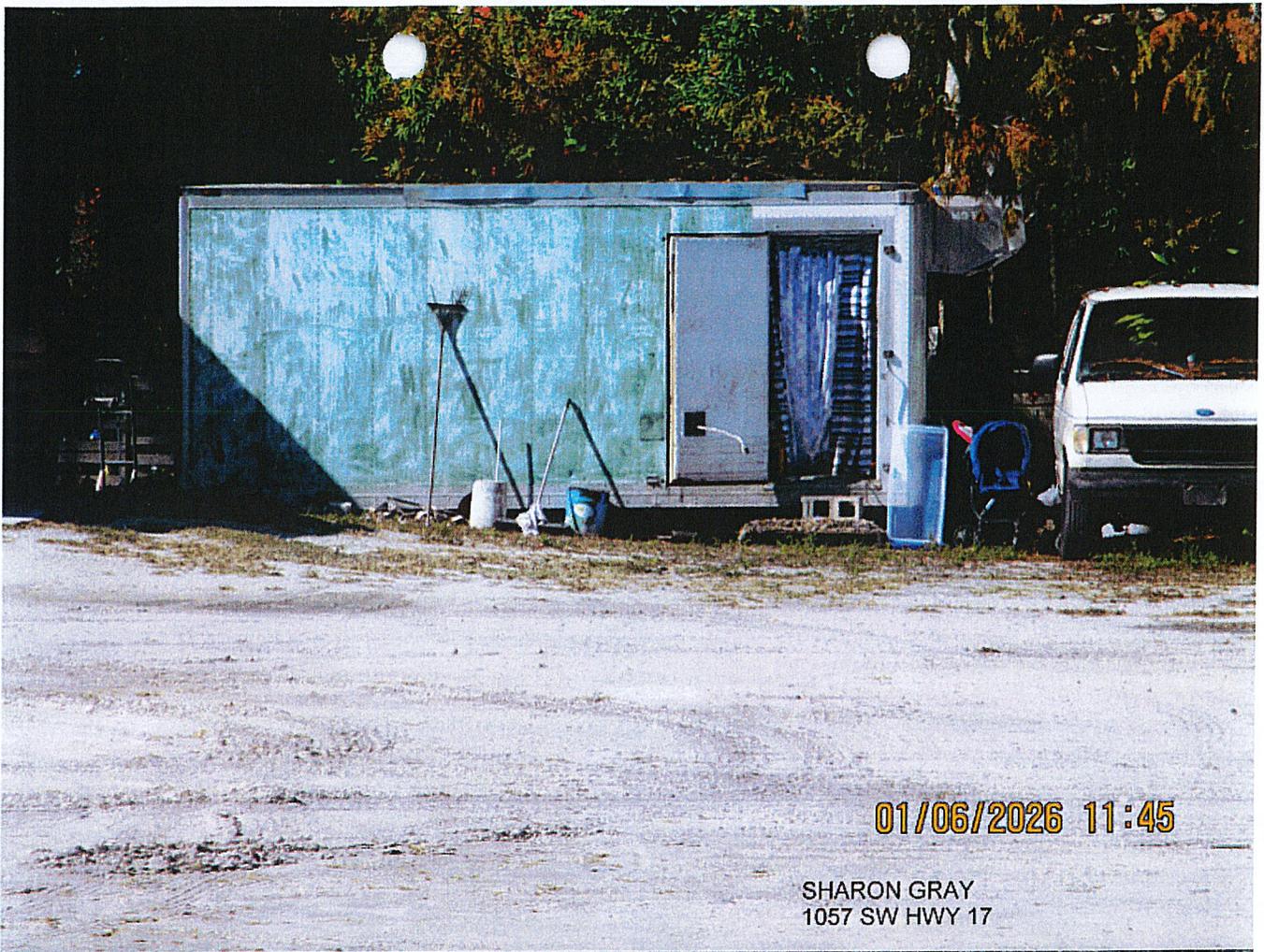
01/06/2026 11:45

GRAY
1057 SW HWY 17



01/06/2026 11:45

GRAY
1057 SW HWY 17



01/06/2026 11:45

SHARON GRAY
1057 SW HWY 17



01/06/2026 11:45

SHARON GRAY
1057 SW HWY 17



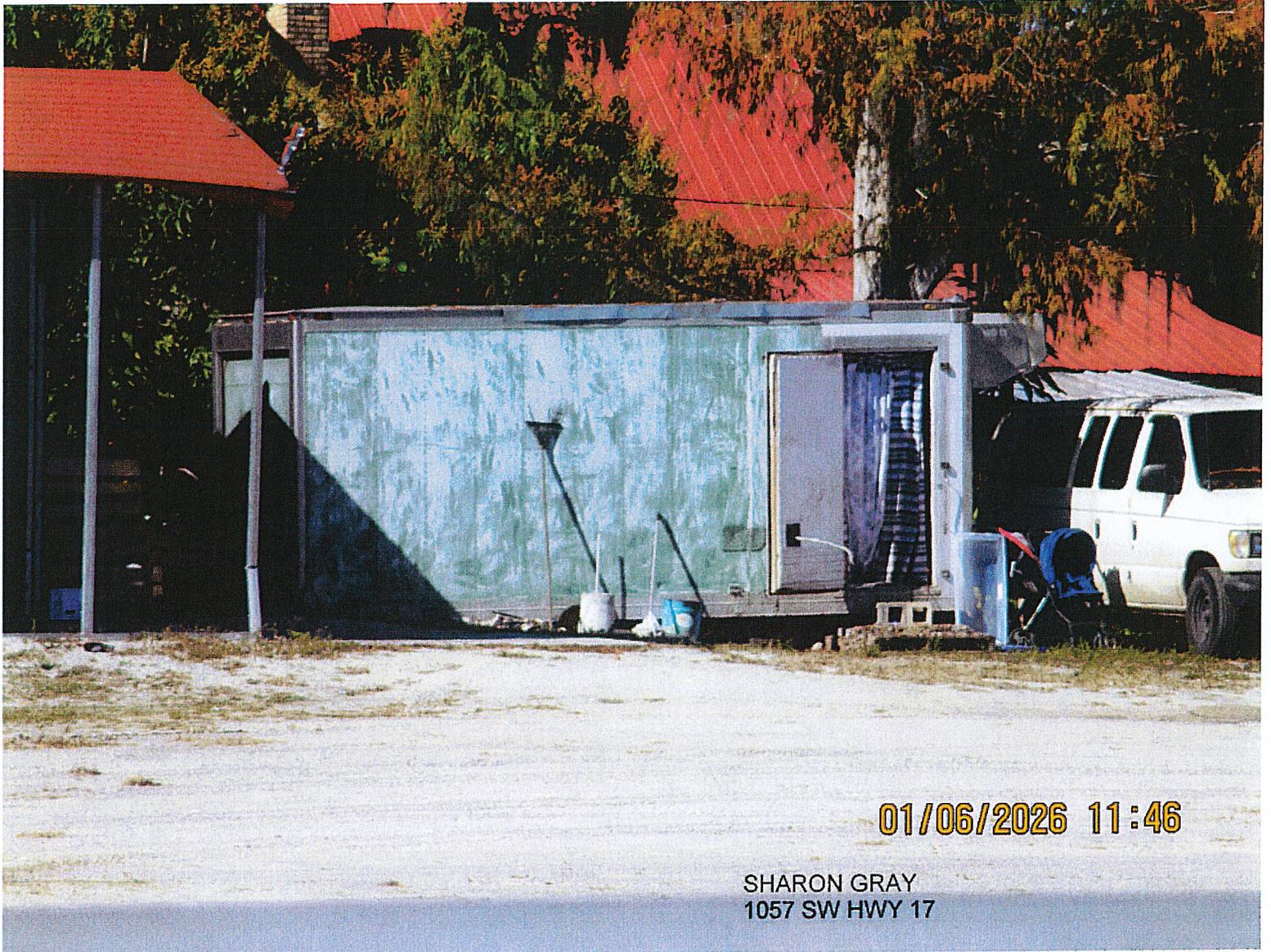
01/06/2026 11:46

SHARON GRAY
1057 SW HWY 17



01/06/2026 11:46

SHARON GRAY
1057 SW HWY 17



01/06/2026 11:46

SHARON GRAY
1057 SW HWY 17

Free Delivery on Orders
of \$50 or More

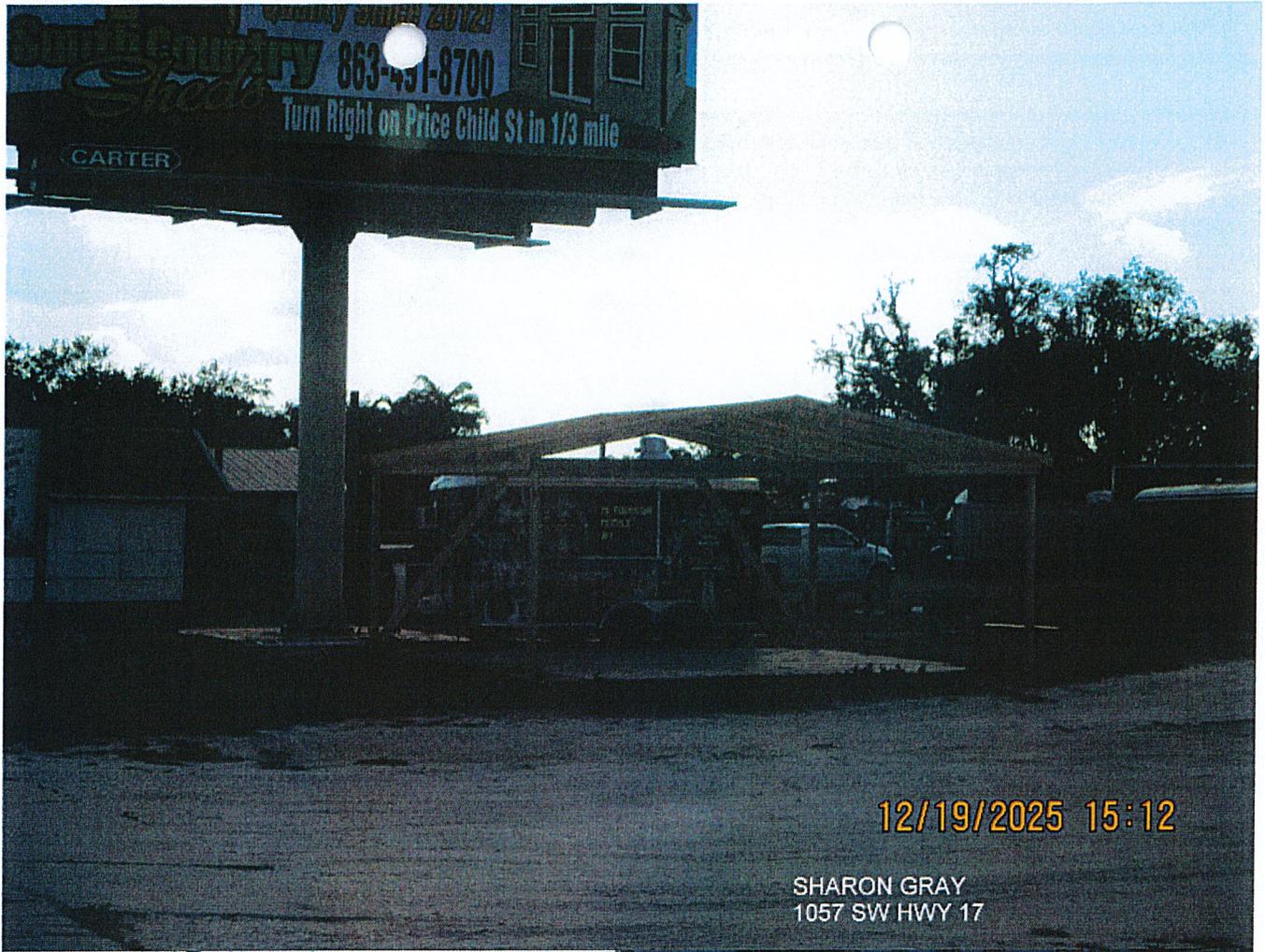
1057 SW
HWY 17 ARCADIA

En La Compra de \$50 o Mas
Entrega Gratis

VEPILLS

(423) 619-5656

(863) 632-3394



12/19/2025 15:12

SHARON GRAY
1057 SW HWY 17



12/19/2025 15:12

SHARON GRAY
1057 SW HWY 17

ce Child St in 1/3 mile



12/19/2025 15:15

SHARON GRAY
1057 SW HWY 17

Sharon Gray

From: Georgia Sutton
Sent: Thursday, February 26, 2026 9:36 AM
To: Sharon Gray; Planning
Subject: RE: 1057 SW Hwy

No ma'am, we have not received a DP on this property

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Thursday, February 26, 2026 8:02 AM
To: Planning <Planning@desotobocc.com>
Subject: 1057 SW Hwy

This email originated inside of Desoto County BOCC.

Has any Development Plan applications been submitted for 1057 SW Hwy 17?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



Sharon Gray

From: Tara Wilson
Sent: Tuesday, January 6, 2026 3:36 PM
To: Sharon Gray
Cc: Planning
Subject: RE: 1057 SW Hwy 17

I do not see anything submitted in for that address.

Thank you

Tara Wilson

Associate Planner

DeSoto County Board of County Commissioners

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

Phone: 863-993-4806

Fax: 863-491-6163

t.wilson@desotobocc.com

www.desotobocc.com



Please send all emails to planning@desotobocc.com to ensure they are received.

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Tuesday, January 6, 2026 9:34 AM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: 1057 SW Hwy 17

This email originated inside of DeSoto County BOCC.

Tara,

Can you please check for any development or improvement plans for 1057 SW Hwy 17.

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

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

Desk: 863-491-6165

s.gray@desotobocc.com

