

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0035

SCHUDEL PATRICIA M & SCHUDEL GLENN F JT/ROS

Respondents,

TO: SCHUDEL PATRICIA M & SCHUDEL GLENN F JT/ROS
4279 NE TURNER AVE
ARCADIA FL 34266

RE: 4279 NE TURNER 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 **May 22, 2025 at 11:00 am** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this _____ day of _____ 2025.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S Mail on this _____ day of _____, 2025.

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052700462269189

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0035

SCHUDEL PATRICIA M & SCHUDEL GLENN F JT/ROS

Respondents,

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

STATE OF FLORIDA)
COUNTY OF DESOTO)

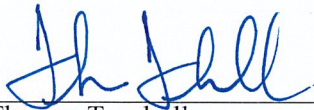
Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: SCHUDEL PATRICIA M & SCHUDEL GLENN F JT/ROS, 4279 NE TURNER AVE, ARCADIA FL 34266.

1. An inspection on February 28, 2025, Code Enforcement Officer visited your property located at 4279 NE TURNER AVE, ARCADIA FL 34266 described and zoned as: A-5

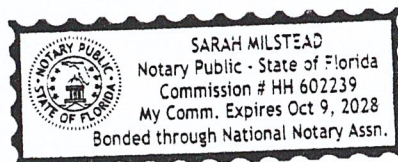
DeSoto County Tax Parcel Number #18-37-25-0000-0262-0000 more particularly described by deed or instrument number #201414003298 of the Official Records of DeSoto County, Florida.

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 January 14, 2025 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 28th day of March, 2025 Affiant is personally known to me.


Notary Public

CODE ENFORCEMENT CASE

CASE NUMBER: 25-0035

Name	SCHUDEL PATRICIA M & SCHUDEL GLENN F JT/ROS
Property Address	4279 NE TURNER AVE
Zoning	A-5
Violation (1)	LDR 20-1342 EXPIRED BUILDING PERMIT
Violation (2)	0

CASE NOTES

1/9/2025	COMPLAINT RECEIVED
1/13/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
1/14/2025	POSTED N2C TOOK PHOTOS
1/27/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
2/14/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
2/28/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
3/27/2025	PERMIT IS STILL EXPIRED
3/28/2025	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	24	\$	3.60
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	\$	22.88

X	PROPERTY CARD
X	TAX RECORD
X	DEED

Accepted	Rejected
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N2C GREEN CARD RETURN DATE

HEARING GREEN CARD RETURN DATE

Code Enforcement Case: CE-25-0035

Entered on: 01/13/2025 11:24 AM

Printed on: 03/28/2025

Topic: Development without Permit

Due Date: 03/28/25

Initiated by: Building Department

Hearing Date:

SM Case No:

Status: Open - Turn in for SM

Assigned To: Thomas Turnbull

Area #: A-5

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 4279 NE TURNER AVE , 34266

Phone:

Cell #:

APN : 18-37-25-0000-0262-0000

Owner Information

Owner Name: SCHUDEL PATRICIA M &

Address: SCHUDEL GLENN F JT/ROS

4279 NE TURNER AVE

ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	01/09/2025	8:06 am	Request 4934-ALISON Building Department(Alison) - PERMIT EXPIRED #BLDR-21951-2024. Building (Residential) - Accessory Structure.
Inspection / Site Visit	Thomas Turnbull	01/13/2025	8:51 am	The building permit number BLDR-21951-2024 has expired, took photos.
Notice of Violation	Thomas Turnbull	01/14/2025	7:30 am	> Inspection Time:8:51 am, Send to (Owner - Cert no=9589071052700462268380), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	01/14/2025	8:50 am	Posted the N2C and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	01/27/2025	8:47 am	The building permit is still expired, Took photos. I will give it until the letter or green card come back.
Inspection / Site Visit	Thomas Turnbull	02/14/2025	8:27 am	The building permit is still expired, took photos.
Inspection / Site Visit	Thomas Turnbull	02/28/2025	9:44 am	The building permit is still expired, took photo. I will turn into the next special master hearing.
Case Notes	Thomas Turnbull	03/27/2025	12:05 pm	The building permit is still expired.
Submitted for Special Master Review and approval	Thomas Turnbull	03/28/2025	7:30 am	Turn in for review

Violations

#	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			

Additional Addresses

Address Type:Complainant

Name:ALISON Building Department(Alison)

Address:201 East oak St., Suite 204

Arcadia, FL 34266

Phone: Cell #:

Inspection Notes

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/27/2025

Parcel: 18-37-25-0000-0262-0000 (16001)

Owner & Property Info

Result: 3 of 4

Owner	SCHUDEL PATRICIA M & SCHUDEL GLENN F JT/ROS 4279 NE TURNER AVE ARCADIA, FL 34266		
Site	4279 NE TURNER AVE, ARCADIA		
Description*	BEG SE COR TH N ALG E SEC LI 1266.04 FT TO POB TH CONT SAME LI 160.98 FT TH N 68D42M40S W 401.75 FT TO ELY R/W SCL RR TH S 21D17M20S W ALG R/W 150 FT TH S 68D42M40S E 460.20 FT TO POB AND ALSO BEG NE COR OF SE 1/4 TH S ALG E LI 1231.50 FT TO A POINT TH N 68 ...more>>>		
Area	0.97 AC	S/T/R	18-37-25
Use Code**	SINGLE FAMILY (0100)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$24,000	Mkt Land	\$24,000
Ag Land	\$0	Ag Land	\$0
Building	\$225,106	Building	\$233,525
XFOB	\$18,967	XFOB	\$18,535
Just	\$268,073	Just	\$276,060
Class	\$0	Class	\$0
Appraised	\$268,073	Appraised	\$276,060
SOH/10% Cap	\$143,116	SOH/10% Cap	\$147,354
Assessed	\$124,957	Assessed	\$128,706
Exempt	HX HB WX \$55,000	Exempt	HX HB WX \$55,000
Total Taxable	county:\$69,957 other:\$69,957 school:\$94,957	Total Taxable	county:\$73,706 other:\$73,706 school:\$98,706

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
7/1/2014	\$100	201414003298	QC	I	U	11
5/1/1983	\$38,500	192 / 929	PR	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2000	2034	2160	\$232,168

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0850	CONCR SLAB	1980	\$217.00	231.00	21 x 11
1999	SHED-UC	1965	\$619.00	330.00	0 x 0
1400	FNC CH L3/4	2000	\$654.00	188.00	0 x 0
2003	SIDEWALK	1950	\$19.00	30.00	0 x 0
0850	CONCR SLAB	1955	\$88.00	140.00	0 x 0
1998	SHED-ES	2006	\$2,321.00	224.00	16 x 14
0860	DRVWY CONC	2008	\$4,966.00	2232.00	0 x 0
1400	FNC CH L3/4	2014	\$788.00	146.00	0 x 0
1994	SHED-AS	2014	\$400.00	48.00	8 x 6
1955	POOL R	2014	\$7,582.00	288.00	24 x 12
1917	PATIO C	2014	\$504.00	320.00	0 x 0

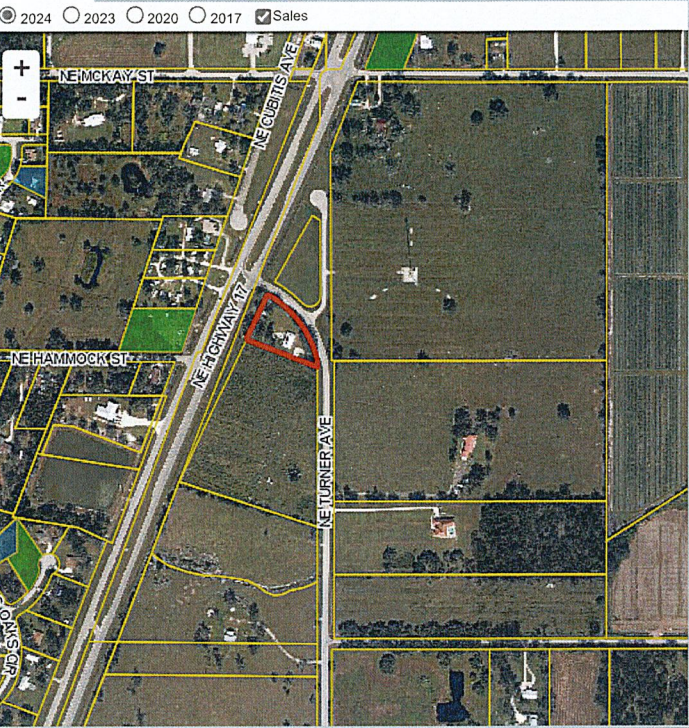
Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0110	SFR RURAL (MKT)	1.000 UT (0.970 AC)	1.0000/1.0000 1.0000/ /	\$24,000 /UT	\$24,000	A-5

* 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

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: 3/27/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Building Photo Google Maps



BEG SE COR TH N ALG E SEC LI
1266.04 FT TO POB TH CONT SAME
LI 160.98 FT TH N 68D42M40S W

SCHUDEL PATRICIA M & SCHUDEL GLENN F
SCHUDEL GLENN F JT/ROS, 4279 NE TURNER AVE
ARCADIA, FL 34266

2024

18-37-25-0000-0262-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	17	CB STUCCO 100	0100	01	2,097	107.9100	129.49	271,541	2000	2000	0	0	0	14.00	86.00	Tax Group: 7 Tax Dist: STANDARD													
Roof Structure	03	GABLE/HIP 100	2 SINGLE FAM - 100% - 0 Heated Area: 2034 HX Base Yr													BUILDING MARKET VALUE 233,525													
Roof Cover	12	METAL 100														TOTAL MARKET OB/XF VALUE 18,535													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 24,000													
Interior Floor	11	CLAY TILE 50														TOTAL MARKET VALUE 276,060													
Interior Floor	14	CARPET 50														SOH/AGL Deduction 147,354													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 128,706													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE HX HB WX 55,000													
Bedrooms	3	100														BASE TAXABLE VALUE 73,706													
Bathrooms	2	100														TOTAL JUST VALUE 276,060													
Frame	03	MASONARY 100														NCON VALUE 0													
Stories	1	100														INCOME VALUE													
Architectural Units	01	. 100	PREVIOUS YEAR MKT VALUE 268,073																										
		0 100																											
Quality	03	AVERAGE																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA	03																										
NEIGHBORHOOD/LOC	300200.00	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,901	100	1,901	211,698																									
BAS	133	100	133	14,811																									
FSP	126	50	63	7,016																									
TOTALS	2,160		2,097	233,525																									
EXTRA FEATURES															4279 NE TURNER AVE, ARCADIA														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0850	CONCR SLAB	0 100	21	11	231.00	SF	2.50	2.50	100	1980	1980	3	41	237														
2	1999	SHED-UC	0 100	0	0	330.00	SF	7.50	7.50	100	1965	1965	3	25	619														
3	1400	FNC CH L3/	0 100	0	0	188.00	LF	6.00	6.00	100	2000	2000	3	61	688														
4	2003	SIDEWALK	0 100	0	0	30.00	SF	2.50	2.50	100	1950	1950	3	25	19														
5	0850	CONCR SLAB	0 100	0	0	140.00	SF	2.50	2.50	100	1955	1955	3	25	88														
6	1998	SHED-ES	0 100	16	14	224.00	SF	14.00	14.00	100	2006	2006	3	76	2,383														
7	0860	DRWY CONC	0 100	0	0	2,232.00	SF	2.50	2.50	100	2008	2008	3	90	5,022														
8	1400	FNC CH L3/	0 100	0	0	146.00	LF	6.00	6.00	100	2014	2014	3	92	806														
9	1994	SHED-AS	0 100	8	6	48.00	SF	9.25	9.25	100	2014	2014	3	92	408														
10	1955	POOL R	0 100	24	12	288.00	SF	29.25	29.25	100	2014	2014	3	92	7,750														
TOTAL OB/XF															18,020														
LAND DESCRIPTION															TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0110	C	SFR RURAL	100		A-5	0.00	0.00	1.00	UT		1.00	1.00	1.00	24,000.00	24,000.00	24,000												
REVIEW DATE 02/16/2024 BY AS Total Acres: 0.97 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/06/2024 BY SYS																													

SCHUDEL PATRICIA M &/SCHUDEL GLENN F
SCHUDEL GLENN F JT/ROS, 4279 NE TURNER AVE
ARCADIA, FL 34266

18-37-25-0000-0262-0000

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1346800 2024

R 18-37-25-0000-0262-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$561.29
COUNTY LAW ENF	.0024399	\$179.84
SCHOOL LRE	.0030960	\$305.59
SCHOOL DISC	.0022480	\$221.89
SOUTHWEST WATER MGMT	.0001909	\$14.07
TOTAL AD-VALOREM:		\$1,282.68

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$80.00
Asmt - FIRE	\$118.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$228.13
TOTAL NON-AD VALOREM:	\$471.63

COMBINED TAXES & ASMTS: \$1,754.31

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions: HX HB WX

Property Address:
4279 NE TURNER AVE ARCADIA 34266

**SCHUDEL PATRICIA M &
SCHUDEL GLENN F JT/ROS
4279 NE TURNER AVE
ARCADIA , FL 34266 - 0000**

0.970 ACRES
BEG SE COR TH N ALG E SEC LI
1266.04 FT TO POB TH CONT SAME
LI 160.98 FT TH N 68D42M40S W
401.75 FT TO ELY R/W SCL RR TH

FAIR MKT VALUE \$276,060.00 DIST 7
ASSESS \$128,706.00 EXEMPT VALUE \$55,000.00
TAXABLE VALUE \$73,706.00

**** PAID ****

Last Payment: 12/11/2024 Receipt Number: 1100753

Amount Collected: \$1,701.68 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
183725000002620000	R	2024	\$1,282.68	\$471.63	12/11/2024	\$1,701.68	\$0.00
183725000002620000	R	2023	\$1,244.38	\$464.82	11/6/2023	\$1,640.83	\$0.00
183725000002620000	R	2022	\$1,284.85	\$454.67	11/14/2022	\$1,669.94	\$0.00
183725000002620000	R	2021	\$1,301.31	\$448.16	11/8/2021	\$1,679.49	\$0.00
183725000002620000	R	2020	\$1,287.28	\$442.81	11/13/2020	\$1,660.89	\$0.00
183725000002620000	R	2019	\$1,252.99	\$438.38	11/21/2019	\$1,623.72	\$0.00
183725000002620000	R	2018	\$1,226.27	\$432.50	11/9/2018	\$1,592.42	\$0.00
183725000002620000	R	2017	\$1,089.10	\$390.50	11/6/2017	\$1,420.42	\$0.00
183725000002620000	R	2016	\$1,076.32	\$390.50	11/4/2016	\$1,408.15	\$0.00
183725000002620000	R	2015	\$1,135.99	\$311.50	11/3/2015	\$1,389.59	\$0.00
183725000002620000	R	2014	\$803.27	\$287.50	11/5/2014	\$1,047.14	0.00



\$10.70

Prepared by: Patricia M. Schudel
4279 NE Turner Avenue, Arcadia, FL 34266

Return to:
Name: Patricia M. Schudel
Address: 4279 NE Turner Avenue, Arcadia, FL 34266

Inst: 201414003298 Date: 7/1/2014 Time: 2:42 PM

Doc Stamp-Deed 0.70

DC, Mitzie McGavic, Desoto County Page 1 of 2

Property Appraisers Parcel I.D. (Folio) Number(s):

QUITCLAIM DEED
(INDIVIDUAL)

THIS INDENTURE, Made this 1st day of July, 2014, by and between Patricia M. Schudel, un-remarried widow and surviving spouse of John C. Schudel, whose post office address is: 4279 NE Turner Avenue, Arcadia, FL 34266 hereinafter called the "Grantor, and

Patricia M. Schudel and Glenn F. Schudel, as joint tenants with right of survivorship, whose post office address is: 4279 NE Turner, Arcadia, FL 34266, hereinafter called the "Grantee",

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 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:

SEE ATTACHED EXHIBIT A

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:

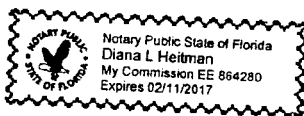
Witness Signature: Shayla Ramirez
Witness Printed Name: Shayla Ramirez
Witness Signature: Diana L. Heitman
Witness Printed Name: Diana L. Heitman

Patricia M. Schudel
Patricia M. Schudel

STATE OF FLORIDA
COUNTY OF DESOTO

The foregoing instrument was acknowledged before me this, 1st day of July 2014, by Patricia M. Schudel, un-remarried widow and surviving spouse of John C. Schudel. He/she/they is/are personally known to me or has/have produced driver license(s) as identification.

My Commission Expires:



Diana L. Heitman
Printed Name: Diana L. Heitman
Notary Public
Serial Number

EXHIBIT A

Begin at the SE corner of Section 18, Township 37 South, Range 25 East, in DeSoto County, Florida; thence North along East line of said Section 18, 1266.04 feet to P.O.B.; thence continue same line, 160.98 feet; thence N 68°42'40" W, 401.75 feet to the Easterly R/W of S.C.L. R.R. (Formerly old A.C.L. R.R.); thence S 21°17'20" W along said Easterly R/W 150.00 feet; thence S 68°42'40" E, 460.20 feet to P.O.B. Subject to County Road R/W along East side. AND, Begin at the SW corner of the NW ¼ of SE ¼ of Section 18, Township 37 South, Range 25 East; run North 20 feet; thence East 2062.5 feet to Right-of-Way of A.C.L. R.R.; thence Northerly 200 feet along said right-of-way to Point of Beginning; thence Northerly along said Right-of-Way 95 feet; thence West to Right-of-Way of Dixie Highway; thence Southerly along said Dixie Highway, 95 feet; thence East to Point of Beginning.

LESS AND EXCEPT from the NE corner of the SE ¼ of Section 18, Township 37 South, Range 25 East, run due South along the East line of the SE ¼ of said Section 18 for a distance of 1231.50 feet to the Point of Beginning of the tract of land hereinafter described; thence run N 68°42'40" W for a distance of 129.60 feet to a point on a circular curve, the center of said curve lying S 55°31'52" W from said point; thence run Easterly and Southerly along the arc of a circular curve having for its elements a radius of 460.00 feet and a central angle of 25° 43'11" for a distance of 206.49 feet to a point; thence run S 68°42'40" E for a distance of 48.67 feet to a point on the East line of the SE ¼ of said Section 18; thence run due North along the East line of the SE ¼ of said Section 18 for a distance of 160.98 feet to the Point of Beginning. ALL lying and being in DeSoto County, Florida, and containing 0.26 acres more or less.

TOGETHER WITH from the NE corner of the SE ¼ of Section 18, Township 37 South, Range 25 East, run South Along the East line of the SE ¼ of said Section 18 for a distance of 1231.50 feet to a point; thence run N 68°42'40" W for a distance of 129.60 feet to the Point of Beginning of the tract of land hereinafter described; thence continue along the last mentioned course for a distance of 272.15 feet to a point on the Easterly right-of-way line of the Seaboard System Railroad right-of-way; thence run N 21°17'20" E along said right-of-way line for a distance of 79.54 feet to a point on a circular curve, the center of said curve lying S 19°37'54" W from said point; thence run Easterly and Southerly along the arc of a circular curve to the right having for its elements a radius of 460.00 feet and a central angle of 35°53'58" for a distance of 288.22 feet to the Point of Beginning, lying and being in DeSoto County, Florida, and containing 0.35 acres more or less.

LESS AND EXCEPT

- A) A parcel of land being a portion of the Southeast ¼ of Section 18, Township 37 South, Range 25 East, DeSoto County, Florida

Being described as follows:

Commence at the Northeast corner of said Southeast ¼ of Section 18; thence along the North line of said Southeast 1/4, North 89°48'22" West, a distance of 5.377 meters (17.64 feet) to the intersection with the survey base line of the former CSX Railroad; thence along said survey base line, South 21°19'17" West, a distance of 392.279 meters (1,287.00 feet); thence South 68°42'38" East, a distance of 18.288 meters (60.00 feet) to the intersection with the existing Easterly Right of Way line of the former CSX Railroad (per Section 040000-misc) and to Point of Beginning; thence along said existing Easterly Right of Way line, North 21°19'17" East, a distance of 69.956 meters (229.51 feet) to the intersection with the existing Southerly Maintained Right of Way line of County Road No. 660 (N. E. Turner Avenue) and the beginning of a curve concave to the Southwest; thence along said existing Southerly maintained right of way line and along the arc of said curve to the right in an Easterly direction, having a radius of 140.210 meters (460.01 feet), an arc length of 13.140 meters (43.11 feet), a central angle of 05°22'11", a chord bearing of South 67°28'14" East to the end of said curve and the beginning of a curve concave to the Southeast; thence along the arc of said curve to the left in a Southwesterly direction, having a radius of 4565.850 meters (14,979.79 feet), an arc length of 24.017 meters (78.80 feet), a central angle of 00°18'05.0", a chord bearing of South 25°30'55" West to the end of said curve and the beginning of a curve concave to the Southeast; thence along the arc of said curve to the left in a Southwesterly direction, having a radius of 4565.850 meters (14,979.79 feet), an arc length of 45.820 meters (150.33 feet), a central angle of 00°34'30.0", a chord bearing of South 25°04'38" West to the end of said curve; thence North 68°42'38" West, a distance of 8.375 meters (27.48 feet) to the Point of Beginning.

Containing 746.2 square meters (8,032 square feet).

ALSO

- B) A parcel of land being a portion of the Southeast ¼ of Section 18, Township 37 South, Range 25 East, DeSoto County, Florida.

Being described as follows:

Begin at the SW corner of the Northwest ¼ of Southeast ¼ of Section 18, Township 37 South, Range 25 East; run North 20 feet; thence East 2062.5 feet to right-of-way of A.C.L. R.R.; thence Northerly 200 feet along said right-of-way to Point of Beginning; thence Northerly along said right-of-way 95 feet; thence West to right-of-way of Dixie Highway; thence Southerly along said Dixie Highway, 95 feet; thence East to Point of Beginning.

Also described as:

Commence at the Northeast corner of said Southeast ¼ of Section 18; thence along the North line of said Southeast ¼, North 89°48'22" West, a distance of 5.377 meters (17.04 feet) to the intersection with the survey base line of State Road 35 (U.S. 17); thence along said survey base line, South 21°19'17" West, a distance of 366.369 meters (1,202.00 feet); thence North 89°53'09" West, a distance of 19.616 meters (64.36 feet) to the intersection with the existing Westerly right-of-way line of the former CSX Railroad (per Section 04000-misc) and the Point of Beginning; thence continue North 89°53'09" West, a distance of 9.012 meters (29.57 feet) to the intersection with the existing Easterly right-of-way line of State Road 35 (per Section 0402-Proj. B-616); thence along said Easterly existing right-of-way line, North 18°37'48" East, a distance of 28.469 meters (93.40 feet); thence South 89°53'09" East, a distance of 10.446 meters (34.27 feet) to the intersection with said existing Westerly right-of-way line of the former CSX Railroad (per Section 04000-misc); thence along said Westerly existing right-of-way line, South 21°19'17" West, a distance of 28.956 meters (95.00 feet) to the Point of Beginning.

Containing 262.6 square meters (2,827 square feet).

Customer Information

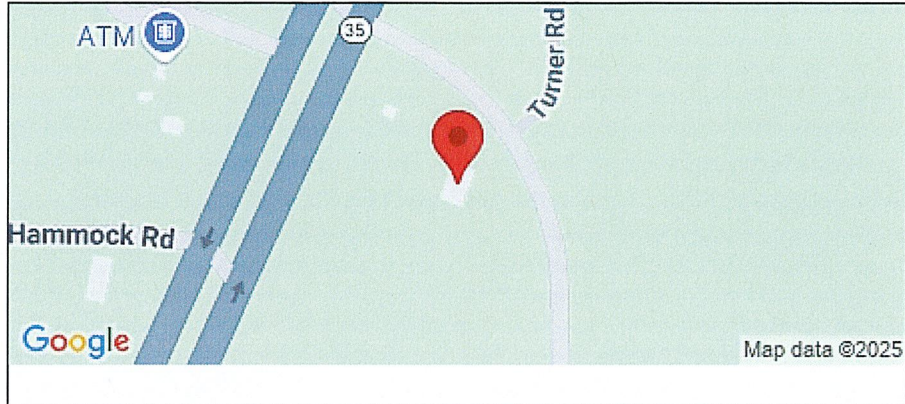
Name: Alison Shuman Building
Department
Address: 201 East oak St., Suite 204
Arcadia, FL 34266

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

Request Classification

Topic: Expired Building Permit
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 4279 NE Turner Ave

Request type: Complaint
Priority: Normal
Entered Via: Email



Time of Day:
Property APN:
Property APN: 18-37-25-0000-0262-0000

Description

PERMIT EXPIRED #BLDR-21951-2024. Building (Residential) - Accessory Structure.

Reason Closed

Turn into a code case, number CE 25-0035

Date Expect Closed: 01/24/2025

Date Closed: 01/13/2025 11:25 AM **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

COPY

NOTICE to CORRECT VIOLATION

SCHUDEL PATRICIA M &
SCHUDEL GLENN F JT/ROS
4279 NE TURNER AVE
ARCADIA, FL 34266

RE: 4279 NE TURNER AVE
PIN #: 18-37-25-0000-0262-0000
Case No: CE-25-0035

Date: January 14, 2025

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 **January 13, 2025** at **8:51 am**, the property located at **4279 NE TURNER AVE** was visited and revealed the following:

The building permit, number BLDR-21951-2024 has expired. Need to call the Building Department to renew and final the permit.

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

Contact the Desoto County Building department at (863) 993-4811 and renew your **Due by: January 27, 2025 permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit**

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: 9589071052700462268380



Tracking Number:

Remove X

9589071052700462268380

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 4:57 pm on January 16, 2025 in ARCADIA, FL 34266.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

ARCADIA, FL 34266
January 16, 2025, 4:57 pm

See All Tracking History

Feedback

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



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

SCHUDEL PATRICIA M &
SCHUDEL GLENN F JR/ROS
4279 NE TURNER AVE
ARCADIA, FL 34266

RE: 4279
PIN #: 18-35
Case No: CE-25

Date: January 14, 2025

Please be advised that this letter serves as notice that your property was visited by a routine area patrol and was found to be in violation of the below listed Ordinance.

LDR Sec. 20-1342 Expired Building Permit (Development permit required)
an building permit has expired without having been completed and inspected.

Fact constituting violation (including date, time, and place of violation):
property located at **4279 NE TURNER AVE** was visited and revealed the following:
The building permit, number **BLDR-21951-2024** has expired. Need to call for and final the permit.

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

Contact the Desoto County Building department at (863) 993-6811 and request a permit. Once the permit has been renewed obtain a Certificate of Completion passing all required inspections prior to expiration of that permit.

Failure to correct the violation(s) may result in a citation being issued to you by a county court judge or violations as alleged in this notice to correct. If the violation is corrected and then recurs or if the violation is not corrected by the code inspector, the case may be presented to the Special Magistrate if the violation is not corrected.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation 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 the Special Magistrate. If, as a result of the hearing, it is determined that you are not in violation, the case would not be assessed.

If you have any questions concerning this notice, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266. Telephone number (863) 491-6165 or (863) 491-6163.

Sincerely,

Thomas Turnbull
Code Enforcement Officer

01/14/2025 08:50

TOMMY TURNBULL
4279 NE TURNER AVE

01/14/2025 08:50

TOMMY TURNBULL
4279 NE TURNER 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 1-14-25 @ 8:50 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
SCHUDEL PATRICIA M &
SCHUDEL GLENN F JT/ROS
4279 NE TURNER AVE
ARCADIA, FL 34266

at the following location(s): 4279 NE TURNER AVE

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

DATE: January 14, 2025

affiant

Sworn to and subscribed before me this 14th day of January, 2025 by
Thomas Turnbull who is personally known OR Produced Identification

Sarah Milstead
Notary Public





02/28/2025 09:44

TOMMY TURNBULL
4279 NE TURNER AVE



02/14/2025 08:27
TOMMY TURNBULL
4279 NE TURNER AVE



02/14/2025 08:28
TOMMY TURNBULL
4279 NE TURNER AVE



01/27/2025 08:47

TOMMY TURNBULL
4279 NE TURNER AVE



01/27/2025 08:47

TOMMY TURNBULL
4279 NE TURNER AVE



01/13/2025 08:51

TOMMY TURNBULL
4279 NE TURNER AVE



01/13/2025 08:51

TOMMY TURNBULL
4279 NE TURNER AVE

BLDR-21951-2024 (4279 NE TURNER AVE ARCADIA, FL 34266)

ACTIVE HOLDS



-  Summary
-  Details
-  Location
-  Additional Info
-  Workflow
-  Linked Records
-  Holds (2)
-  Contacts



(3)
-  Fees (4)
-  Bonds
-  Activities (8)
-  Files (10)
-  Print Documents
- 

Conditions
-  Tasks
-  Internal Notes
-  Inspection Cases



BLDR-21951-2024 • Building (Residential)

Location	Project	Apply Date	Work Class	Permit Status
4279 NE TURNER AVE ARCADI A, FL 34266		07/10/2024	Accessory Structure	Expired

\$ 0.

Recent Workflow Activity



Last Completed Action: 258 days ago

Issue Permit (Generic Action)



Next Action:

Final Building (Inspection)

Workflow (

Permit Des

Install Pool Cage



Florida Building Code 8th Edition ♦ National Electric Code 2020 ♦ Florida Fire Prevention Code 8th Edition

DESOTO COUNTY BUILDING DEPARTMENT ♦ PERMIT APPLICATION

201 E. Oak St. Suite #204 ♦ Arcadia, Florida 34266 ♦ Phone: (863) 993-4811

Lester Hornbake Jr., Building Official ♦ building@desotobocc.com

Permit # ZNVF-21498-2024

Owner Pat Schudel Phone 863-494-1135 Contractor ALum. Div. AUE Construction Group Phone 941-625-1673
Mailing Address 4279 N.E. Turner Ave Mailing Address 1544 Marketcr unit 910
Email Shoe.Shoppe@hotmail.com Email Port Charlotte FL 33953
Parcel # 18-37-25-0000-0262-0000 Email Screenmaster007@hotmail.com
Project Street Address 4279 NE Turner Ave Arcadia, FL 34266
Directions to Project _____
Description of Project Replacing Pool Cage Power Co ☐ FPL ☐ PEACE RIVER
Intended Use _____ Construction Cost/Value \$ 16,368.00
Fee Simple Titleholder's Name and Address (If other than the Owner) N/A
Bonding Company's Name and Address N/A
Architect/Engineer's Name and Address Florida Engineering 4161 Tamiami Tr Suite 101 Port Charlotte FL 33952
Mortgage Lender's Name and Address N/A 941-391-5980

Desoto County Ordinance number 2006-35 dictates that prior to a building permit being issued for the construction or renovation of any structure, the applicant shall provide for the collection and disposal of any construction and demolition debris. No permit will be issued until one of the two following methods is chosen.

1. The applicant may choose to enter into a contract with the franchisee of the county. (Womack Sanitation Inc.)
2. The applicant may self-haul their own waste to an authorized landfill using the applicant's equipment and bona fide staff personnel of the applicant.

I choose to (please initial next to your selection):

1. Use County Franchisee – attach contract with Womack Sanitation Inc.
- ☒ 2. I will self-haul – I will dispose of all construction and demolition debris at a licensed disposal facility. You will be required to show evidence of proper disposal upon request of code enforcement or any other county department.

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

gig By initialing here, I certify that this permit is being applied for *as a result of a Stop Work Order being issued, or a Code Enforcement Case*, and that all work on the site has ceased. I certify that work will not recommence until a permit has been issued.

OWNERS AFFIDAVIT: I certify that all the forgoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Owner & Contractor must both sign below if contract amount exceeds \$5,000 unless the contract is for HVAC at a cost of \$15,000 or less. If Notice of Commencement has been signed by owner and submitted prior to, or with, this application, owner's signature is not required on this application form.

BE ADVISED THAT FLORIDA STATUTE 837.06 MAKES IT AS MISDEMEANOR TO GIVE FALSE INFORMATION TO A PUBLIC OFFICIAL. IF THE INFORMATION PROVIDED ON THIS FORM IS FALSE OR CHANGES, YOU MUST IMMEDIATELY PROVIDE CORRECTED INFORMATION TO THE OFFICIAL OR OFFICE THAT PROVIDED YOU WITH THIS FORM.

Owner Signature

Date

Contractor Signature

Date

STATE OF FLORIDA, COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____.

Notary Signature

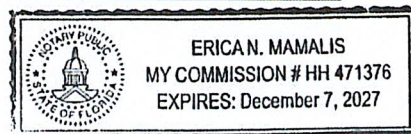
Personally Known ☐ OR Produced Identification ☐
Type of Identification Produced _____

STATE OF FLORIDA, COUNTY OF Charlotte

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14th day of June, 2024, by Personally Known.

Erica N. Mamalis
Notary Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





DeSoto County BOCC
Development Department
Building
201 E. Oak St., Suite 204
Arcadia, FL 34266

Permit

Permit NO.: BLDR-21951-2024

Permit Type: **Building (Residential)**

Work Classification: **Accessory Structure**

Permit Status: **Issued**

Issue Date: **07/12/2024**

Expiration: **01/08/2025**

Location Address

4279 NE TURNER AVE, ARCADIA, FL 34266

Parcel Number

18-37-25-0000-0262-0000

Contacts

PATRICIA SCHUDEL 4279 NE TURNER AVE, ARCADIA, FL 34266 SHOESHOPPE@HOTMAIL.COM	Owner	AUE Construction 7017 Riverside, Punta Gorda, FL 33982 (941)625-7673 screenmaster007@hotmail.com	Applicant
GEORGE GROVES 7017 RIVERSIDE DR, PUNTA GORDA, FL 33982 (941)505-9500 TOMMY@AUECONSTRUCTIONGROUP.COM	Contractor		

Description: Install Pool Cage

Valuation: \$16,368.00

Total Sq Feet: 1,488.00

Inspection Requests:

(863) 993-4811

Fees	Amount
Building Permit Fee (Residential)	\$147.21
Plans Review Fee (Roofed Structures)	\$73.60
Surcharge Fee	\$4.00
Surcharge Fee	\$4.00
Total:	\$228.81

Payments	Amt Paid
Total Fees	\$228.81
Credit Card	\$77.60
Credit Card	\$151.21
Amount Due:	\$0.00

Inspections:

Inspection Type	
Final Building	

NOTICE

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. I UNDERSTAND THAT ALL JUNK & DEBRIS OF ANY KIND MUST BE REMOVED FROM THE PROPERTY PRIOR TO THE FINAL INSPECTION, OR A CERTIFICATE OF COMPLETION / CERTIFICATE OF OCCUPANCY (CO) WILL NOT BE ISSUED.

Additional Information

Flood Zone: X
Elevation Certificate: N/A

Issued By:

Signature of Owner or Authorized Agent

July 12, 2024

Date

Date

Special Master Mandatory Hearing Case Checklist

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

✓ or N/A	Respondents Name <u>Schudel Patricia + Schudel Glenn</u>	Case # <u>25-0035</u>
	Site Address <u>4279 NE Turner Ave</u>	
	Respondent's Mailing Address <u>4279 NE Turner</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	
N/A	Original Notice to Correct in the envelope with green card attached if unclaimed	
✓	Copy of Notice to Correct that was posted and sent by regular Mail	
✓	Photograph of posting, if applicable	
✓	Affidavit of posting or hand delivery	
✓	Photographs of site visits in support of the case	
N/A	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:

_____ 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

Expired Building Permit

Officers' Name Tommy Turnbull
Reviewed by: [Signature]

Special Master Hearing on: May 22, 2025
Date: 3/28/25

SMCE 25-0035