

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0068

Rodriguez Randy Rafael

Respondents,

_____/

TO: Rodriguez Randy Rafael
3798 NW Crestwood St
ARCADIA FL 34266

RE: 2980 NE Brownville St, ARCADIA FL 34266

NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Non-Compliance, (copy attached) alleging that you have failed to comply with the order entitled FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered on June 2, 2026, and previously provided to you by mail.

The Special Master hearing has been set for July 28, 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.

If you have cleared the violation by the time stated in the Final Order dated on July 2, 2026, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be canceled, and you will not be required to appear.

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.

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.

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.

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.

If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.

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.

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.

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.

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.

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

Special Master Mandatory Imposition of Lien Hearing Checklist

**** This checklist must be completed and accompany each case being reviewed for Lien Hearing ****

? or N/A	Respondents Name <u>Rodriguez Randy Rafael</u> Case # <u>26-0068</u> Site Address <u>2980 NE Brownville St</u> Respondent's Mailing Address <u>3798 NW Crestwood St Arcadia, FL 34266</u>
/	Case Notes in date order
/	Case Cost for Lien Hearing to date
n/a	Copies of receipts, if any, for any payments of or towards initial case cost
/	Property card after being verified
/	Tax Record after being verified
/	Deed Information after being verified
/	Complaint/Request
/	Affidavit of Non-Compliance
/	Copy of Facts and Finding from the original Special Master Hearing
/	Photographs of site visits in support of the case
n/a	Any correspondence to or from the Respondent or the Respondent's representative
n/a	Additional documentation that will be referenced or presented during the Mandatory Imposition of Lien Hearing (IE, Division of corporate information, Certificate of Use from Planning and Zoning, copies of permits, Right-of-Way (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:

Section LDR Sec 20-97 of the County Code for Parking and storage of certain vehicles and trailers

Section LDR Sec. 20-97 (b) of the County Code for Parking and Storage of Certain Vehicles and Trailers

_____ 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 Turnbull, Thomas

Special Master Hearing on: _____

Reviewed by: _____

Date: 7-6-26

July 28, 2026 at
11:00 Am

Code Enforcement Case: CE-26-0068

Entered on: 03/10/2026 12:34 PM

Printed on: 07/02/2026

Topic: Abandoned or Inoperable automobiles

Status: Open - Turn in for SM

Due Date: 07/02/26

Assigned To: Thomas Turnbull

Initiated by: Citizen

Area #: CN

Hearing Date: 05/26/2026

Hearing Time: 10:00 am

SM Case No: 26-0068

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 2980 NE Brownville St , 34266

Phone:

Cell #:

APN : 32-36-25-0068-0040-0220

Owner Information

Owner Name: Rodriguez Randy Rafael

Address: 3798 NW Crestwood St
Arcadia, FL 34266

Phone:

Cell #: 863-361-4470

Actions

Action	By	Date	Time	Note/Observation
Inspection / Site Visit	Thomas Turnbull	03/10/2026	8:06 am	Need to remove or tag the vehicles and RV trailer. Need to remove all the debris from the property. RV trailer cannot be used to live in. Took photos.
Complaint	Thomas Turnbull	03/10/2026	12:14 pm	Request 6191-SCOTT KRAMER - Unlicensed vehicles on property.
Notice of Violation	Thomas Turnbull	03/10/2026	3:31 pm	> Inspection Time:8:06 am, Send to (Owner - Cert no=9589071052702678571018), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	03/11/2026	9:09 am	Posted the N2C and mail out the letter. took photos.
Inspection / Site Visit	Thomas Turnbull	03/23/2026	9:56 am	They are still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	04/06/2026	9:29 am	The all the vehicles are gone from the property. There are three RV on the property. One is without a tag. The debris was cleaned up. Took photos.
Notice Returned unclaimed	Sarah Milstead	04/08/2026	12:58 pm	Notice Returned Unclaimed Letter received back into the office.
Inspection / Site Visit	Thomas Turnbull	04/21/2026	8:39 am	The RV is still unlicensed, no tagged. Took photos.
Special Master Mandatory Hearing Case Submittal Checklist Template	Thomas Turnbull	04/21/2026	10:24 am	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	04/21/2026	1:40 pm	Turn in to be review for Special Master Hearing
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	04/23/2026	2:57 pm	Please prepare an affidavit of violation and Notice of Mandatory Hearing for May 26, 2026, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Affidavit of Violation	Thomas Turnbull	04/23/2026	3:43 pm	> Instrument No:202414007714,

Notice of Mandatory Hearing	Thomas Turnbull	04/23/2026 3:48 pm	Send to (Owner - Cert no=9589071052702678573463)
Proof of Posting	Thomas Turnbull	04/23/2026 3:51 pm	Send to (Owner - Cert no=9589071052702678573463)
Submitted for entry into Legistar	Thomas Turnbull	04/23/2026 3:57 pm	Turn in for Legistar for Special Master Hearing
Entered into Legistar for Hearing Agenda	Jill Kersey	04/24/2026 11:17 am	
Case Notes	Thomas Turnbull	04/28/2026 11:17 am	Valerie Vicente signed the Hearing Notice.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	04/29/2026 8:38 am	Posted and mail the notice for the hearing, took photos.
Inspection / Site Visit	Thomas Turnbull	05/06/2026 9:07 am	The RV is still unlicensed, took photos.
Inspection / Site Visit	Thomas Turnbull	05/11/2026 9:19 am	The RV is still unlicensed, took photos.
Inspection / Site Visit	Thomas Turnbull	05/22/2026 8:59 am	The RV is still unlicensed, took photos.
Mandatory Hearing Affidavit of Testimony	Thomas Turnbull	05/22/2026 12:21 pm	
Special Master Hearing	Thomas Turnbull	05/26/2026 10:00 am	Respondent Present. In violation. Correction violation within 30 days of order. A 2-years C&D. Non-Compliance fine up to \$250.00 per days, per violation. Case cost \$25.53 to be paid in 30 days of order.
Notice Returned unclaimed	Sarah Milstead	05/26/2026 2:37 pm	Notice Returned Unclaimed received back into the office.
Special Master Facts and Findings	Sarah Milstead	06/03/2026 2:20 pm	The Order was signed on June 2,2026. They have 30 days to comply. The Order was sent to Rodriguez Randy Rafael @3798 NW CRESTWOOD ST ARCADIA, FL 34266 (mailing #9589-0710-5270-3540-7904-76). This was mailed on June 4,2026.
Notice Returned unclaimed	Sarah Milstead	06/29/2026 1:22 pm	Notice Returned Unclaimed Letter received back into the office (Order).
Inspection / Site Visit	Thomas Turnbull	07/02/2026 9:48 am	They are still in violation and has not paid the case cost, took photos.
Special Master Mandatory Imposition of Lien Hearing Checklist	Thomas Turnbull	07/02/2026 11:05 am	Send to (Owner)
Affidavit of Non Compliance for Lien Hearing	Thomas Turnbull	07/02/2026 11:10 am	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	07/02/2026 11:34 am	Turn in for review for a Lien Hearing on July 28, 2026, at 11:00 am

Violations

#	Violation Type	Due Date	Status	Closed Date
	LDR Sec 20-97 - Parking and storage of certain vehicles and trailers		Open	
1	Corrections Required:Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property			
	LDR Sec. 20-97 (b) - Parking and Storage of Certain Vehicles and Trailers		Open	
2	Corrections Required:RV travel trailer cannot be used to live in on the property.			

Additional Addresses

Address Type:Complainant
Name:SCOTT KRAMER
Address:7172 NE CUBITIS AVE LOT #9
ARCADIA, FL 34266
Phone:(863) 485-0251 Cell #:

Fees

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	05/26/2026	25.53		

25.53

0.00

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per photo	16	\$	2.40
SERVICE	Number of Certified letters @ \$6.73 per letter	1	\$	10.44
LEGAL SERVICE	Number of Certified letters @ \$6.95 per letter	1	\$	10.44
	DAYS	PENALTY	\$	23.28
Non compliant days		1	\$ 250.00	\$ 250.00
Previous SM Case costs			\$	25.53
Affadavit/hearing days			\$	-
X	PROPERTY CARD	TOTAL	\$	298.81
X	TAX RECORD			
X	DEED			
		Accepted	Rejected	
	N2C GREEN CARD RETURN DATE			
	HEARING GREEN CARD RETURN DATE			

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 7/2/2026

Parcel: << 32-36-25-0068-0040-0220 (15148) >>

Owner & Property Info

Result: 4 of 5

Owner	RODRIGUEZ RANDY RAFAEL 3798 NW CRESTWOOD ST ARCADIA, FL 34266		
Site	2980 NE BROWNVILLE ST, ARCADIA		
Description*	W J ODOMS SUB E1/2 OF LOT 22 & LOTS 23 & 24 BLK 4 INST:201714002497 INST:202414006666 & 6667 INST:202414007714		
Area	0.229 AC	S/T/R	32-36-25
Use Code**	MOBILE HOME (0200)	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.

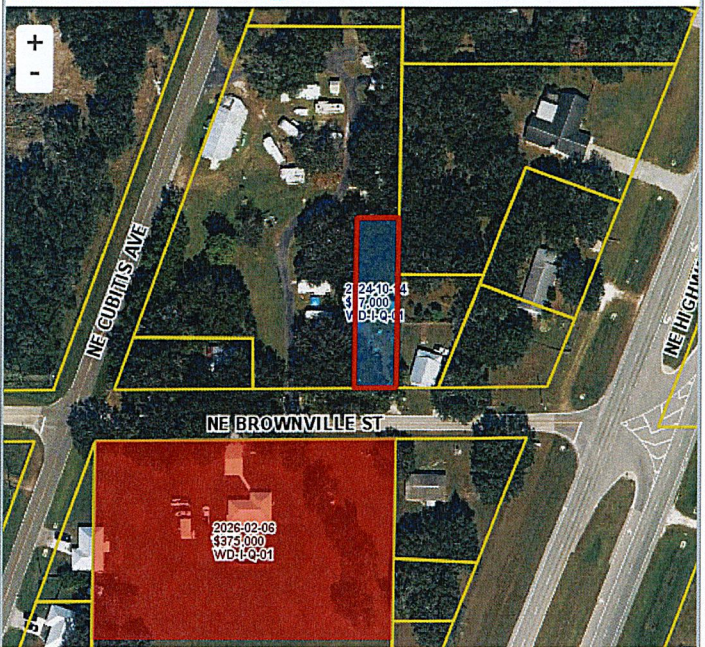
Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$5,000	Mkt Land	\$5,000
Ag Land	\$0	Ag Land	\$0
Building	\$47,062	Building	\$52,012
XFOB	\$4,843	XFOB	\$4,825
Just	\$56,905	Just	\$61,837
Class	\$0	Class	\$0
Appraised	\$56,905	Appraised	\$61,837
SOH/10% Cap	\$22,617	SOH/10% Cap	\$0
Assessed	\$34,288	Assessed	\$61,837
Exempt	HX HB \$25,000	Exempt	\$0
Total Taxable	county:\$9,288 other:\$9,288 school:\$9,288	Total Taxable	county:\$61,837 other:\$61,837 school:\$61,837

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

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/14/2024	\$67,000	202414007714	WD	I	Q	01
8/21/2024	\$100	202414006667	QC	I	U	11
8/21/2024	\$100	202414006666	QC	I	U	11
4/28/2017	\$12,000	201714002497	WD	V	Q	01
8/25/2014	\$100	201414004141	WD	V	U	11
8/24/2007	\$15,000	200714008814	PR	I	U	
9/20/1989	\$38,500	263 / 275	WD	I	Q	02

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES DES MH (0810)	2005	924	1420	\$53,254

*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
1775	MH-CONN	1965	\$2,850.00	1.00	0 x 0
0850	CONCR SLAB	1965	\$327.00	523.00	0 x 0
1987	SHED PO	2005	\$48.00	48.00	8 x 6
1998	SHED-ES	2017	\$1,546.00	120.00	12 x 10

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 LT (0.229 AC)	1.0000/1.0000 1.0000/ /	\$5,000 /LT	\$5,000	CN

* 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: 4 of 5

RODRIGUEZ RANDY RAFAEL
3798 NW CRESTWOOD ST
ARCADIA, FL 34266

2025

32-36-25-0068-0040-0220

[illegible]

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 1272900 2025 PROPERTY # R 32-36-25-0068-0040-0220

Real Estate TAX/NOTICE RECEIPT FOR DESOTO COUNTY

*** CERTIFICATE SOLD ***

Sale Date 06/01/2026
Certificate# 1113
Certificate Holder 9993114
Interest Rate 5.50
Original Amount \$1,639.88

RODRIGUEZ RANDY RAFAEL
3798 NW CRESTWOOD ST

ARCADIA , FL 34266

Interest Amount \$81.99
Fees \$6.25

UnPaid Balance **\$1,728.12**

W J ODOMS SUB
E1/2 OF LOT 22 & LOTS 23 & 24
BLK 4
INST:201714002497

TAXABLE VALUE **\$61,837.00**

Exemptions:

Property Address:
2980 NE BROWNVILLE S ARCADIA 34266

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2025	R	1272900-I	\$1,639.88	\$88.24	\$1,728.12	1113 I
2024	R	1271300-I	\$695.99	\$63.08	\$759.07	1122 I
			Total Due		\$2,487.19	

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



After Recording Return to:
Barbie Hinojosa
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266

This Instrument Prepared by:
Barbie Hinojosa
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Inst: 202414007714 Date: 10/16/2024 Time: 1:43PM
Nadia K. Daughtrey.
Clerk of Court Desoto. County, By: RB
Deputy Clerk Doc Stamp-Deed: 469.00

Property Appraisers Parcel I.D. (Folio) Number(s):
32-36-25-0068-0040-0220
File No.: 2024-32995

WARRANTY DEED

This Warranty Deed, Made the 14 day of October, 2024, by **Pedro Hernandez-Martinez, AKA Pedro Hernandez and Gloria Guzman-Hernandez, AKA Gloria Hernandez, husband and wife**, whose post office address is: **2980 NE Brownville Street, Arcadia, FL 34266**, hereinafter called the "Grantor", to **Randy Rafael Rodriguez, a single man**, whose post office address is: **3798 NW Crestwood Street, Arcadia, FL 34266**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Sixty Seven Thousand Dollars and No Cents (\$67,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **DeSoto County, Florida**, to wit:

THE EAST 1/2 OF LOT 22 AND ALL OF LOTS 23 AND 24, BLOCK 4 OF THE RE-SUBDIVISION OF LOTS 1, 2, 3, 14, 15 AND 16 OF W.J. ODOM'S SUBDIVISION OF THE SOUTH ½ OF THE SE ¼ OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 25 EAST, DESOTO COUNTY, FLORIDA, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida, in Plat Book 2, Page 108 and in Plat Book 2, page 118.

TOGETHER WITH A 2005 WAVER SINGLE WIDE MOBILE HOME. IDENTIFICATION #17L09084. TITLE #97107860.

The property is the homestead of the Grantor(s).

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2024, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Barbie Hinojosa
Witness 1 Signature as to both signatures
Witness 1 Printed Name and Address:

Barbie Hinojosa
20 W. Oak St Arcadia FL 34266

Pedro Hernandez
Pedro Hernandez-Martinez, AKA Pedro Hernandez

[Signature]
Witness 2 Signature as to both signatures
Witness 2 Printed Name and Address:

Tosha A. Morales
20 W. Oak St., Arcadia, FL 34266

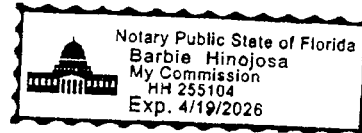
Gloria Hernandez
Gloria Guzman-Hernandez, AKA Gloria Hernandez

State of FLORDIA
County of DESOTO

The foregoing instrument was acknowledged before me this 11 day of October, 2024 by Pedro Hernandez-Martinez, AKA Pedro Hernandez and Gloria Guzman-Hernandez, AKA Gloria Hernandez, husband and wife, who are personally known to me or has/have produced _____ as identification.

Barbie Hinojosa
Notary Public Signature
Printed Name: Barbie Hinojosa
My Commission Expires: _____

(SEAL)



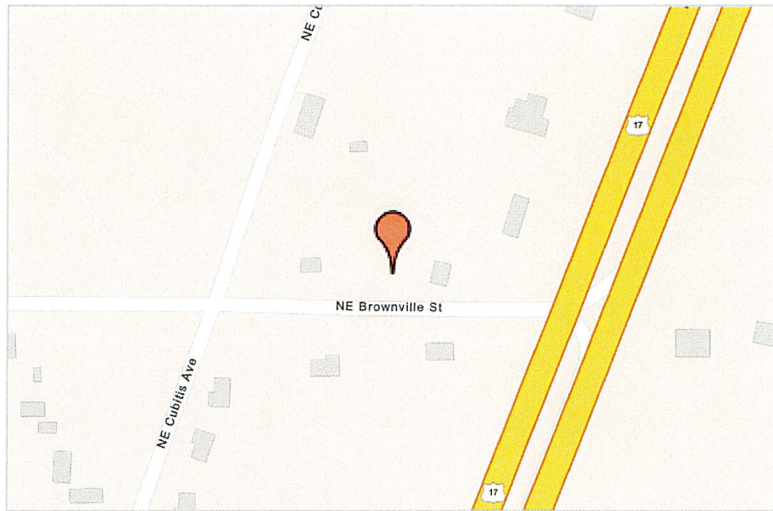
Customer Information

Name: SCOTT KRAMER
Address: 7172 NE CUBITIS AVE LOT
#9
ARCADIA, FL 34266

Phone: (863) 485-0251
Alt. Phone:
Email:

Request Classification

Topic: Unlicensed Vehicles
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 2980 NE Brownville St
Request type: Complaint
Priority: Normal
Entered Via: Other



Property APN: 32-36-25-0068-0040-0220

Retention Disposition Date

Date File Scanned into DocuShare:

Description

Unlicensed vehicles on property.

Reason Closed

Turn into a code case for the junk cars, debris and the RV trailers.

Date Expect Closed: 03/24/2026

Date Closed: 03/10/2026 12:35 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Turnbull, Thomas** hereby notifies the Special Master that the previous order of the Special Master (**CE 26-0068**) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

Description of non-compliance/violation(s) continuing from the previous Special Master Order:

LDR Sec 20-97 Parking and storage of certain vehicles and trailers: Motor vehicles, recreational vehicles or trailers, of any type, without current license *plates*, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

LDR Sec. 20-97 (b) Parking and Storage of Certain Vehicles and Trailers: Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage

Dates of violation:

From 07/02/2026 the date set for compliance (or the date of the most recent prior inspection) To 07/02/2026 the date of my last inspection equals: **1 days in violation, with 2 violation(s) up to \$250..00 per day per violation, plus UNPAID CASE COSTS in the amount of \$25.53**

The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

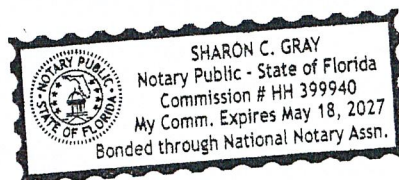
Case Name Rodriguez Randy Rafael

Case # 26-0068



Thomas Turnbull
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Before me, a notary public in and for said county and state, appeared Thomas Turnbull, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and subscribed before me this 1st day of July, 2026.


Notary Public

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,
Petitioner,

vs.

Case Number CE-26-0068

RODRIGUEZ, RANDY RAFAEL
Respondent

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by ROBERT H. BERNTSSON, Esquire, Special Master, on May 26, 2026, upon Notice of Violation filed against the Respondent. The Respondent's fiancé, Briana Savantes, was present at the hearing on behalf of the Respondent. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusion of law.

FINDINGS OF FACT

1. The Respondent owns and/or occupies the following real property located in DeSoto County, Florida, to wit:

Parcel I.D # **32-36-25-0068-0040-0220**

as described by Instrument No. 202414007714 in the Official Records of DeSoto County, Florida and more commonly-known as 2980 NE BROWNVILLE ST, ARCADIA, FL 34266.

2. At all times material hereto, the subject real property was located within the CN Zoning District.

3. On March 10, 2026, an inspection was conducted of the subject property resulting in the finding that the property was in violation of Sections 20-97(a) and 20-97(b) of the County's Code of Ordinances which provides as follows:

(a) Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

(b) Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage.

4. Subsequent inspections through May 22, 2026 showed the violation remained.

5. The County has alleged that the Respondent has violated Sections 20-97(a) and (b) of the County's Code of Ordinances which prohibits these conditions.

5. Service of the Notice of Violation and of the hearing in this case was duly made upon the Respondent.

6. Officer Thomas Turnbull testified regarding the code violation and introduced all relevant evidence at the hearing.

CONCLUSIONS OF LAW

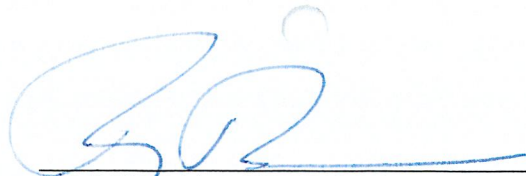
7. Respondent by these acts, conduct, or omissions have created or allowed conditions which are in violation of Sections 20-97(a) and (b) of the County's Code of Ordinances.

ORDER

Respondent is hereby ordered to:

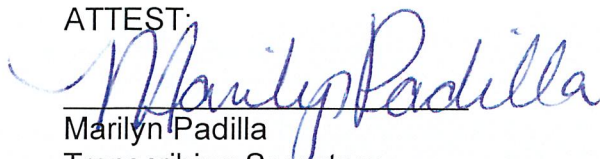
- A. Cease and Desist for a period of two (2) years, from any future violations of Section 20-97(a) and (b) of the DeSoto County's Code of Ordinances.
- B. Within 30 days of the date of this Order, do all acts necessary to correct the violations which include removing or tagging all unlicensed/unregistered vehicles and RV trailers, and not living inside any RV trailers.
- C. Pay costs in the amount of \$25.53 which are assessed against the Respondent in this cause and are payable within 30 days of the date of this Order.
- D. Failure to comply with any provision of this Order shall subject the Respondent to a fine up to \$250.00 per day for each day, for each violation, shown to exist in the future. This fine may become a lien upon Respondents' property pursuant to Section 162.09, Florida Statutes.
- E. The Special Master hereby reserves jurisdiction to issue further orders as may be proper and necessary in this cause, including but not limited to an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED this 2nd day of June, 2026.



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

ATTEST:



Marilyn Padilla
Transcribing Secretary

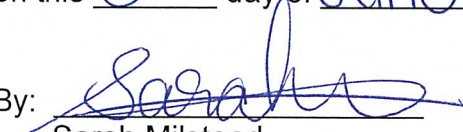
Copies furnished to:

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

Respondent:

RODRIGUEZ RANDY RAFAEL
3798 NW CRESTWOOD ST
ARCADIA, FL 34266

on this 3rd day of June, 2026.

By: 

Sarah Milstead
Administrative Assistant



07/02/2026 09:48

TOMMY TURNBULL
2980 NE BROWNVILLE ST



07/02/2026 09:49

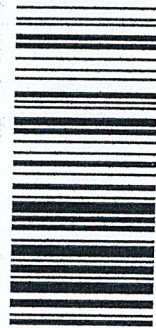
TOMMY TURNBULL
2980 NE BROWNVILLE ST

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

Received on 06/29/2026
@12:22pm

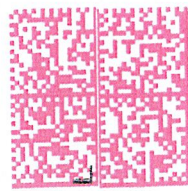
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