

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0009

POLK NIJUAN

Respondents,

TO: POLK NIJUAN
1981 SE WEST AVE
ARCADIA FL 34266

RE: 1981 SE WEST AVE, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **April 22, 2025 at 11:00 A.M.** 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.

Certified Mailing Number: 9589071052701588384244

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

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0009

POLK NIJUAN

Respondents,

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

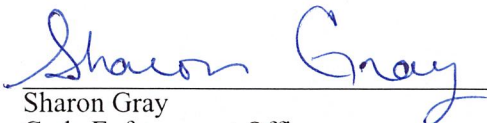
STATE OF FLORIDA)
COUNTY OF DESOTO)

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

TO: Polk Nijuan, 1981 SE West Ave, Arcadia FL 34266.

1. An inspection on March 6, 2025, Code Enforcement Officer visited your property located at 1981 SE WEST AVE, ARCADIA FL 34266 described and zoned as: RMF-M

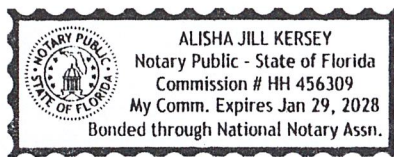
DeSoto County Tax Parcel Number #06-38-25-0120-00Q0-0100 more particularly described by deed or instrument number #202414006693 of the Official Records of DeSoto County, Florida.
2. **The inspection resulted in the findings that the property is: Unauthorized dumping and accumulation prohibited , Development Permit Required.**
3. These are direct violation of DeSoto County Land Development Regulations: DCCO Section 11-302 , 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): Remove all garbage, refuse, rubbish, junk, and debris from the property. , 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
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Sworn to and subscribed before me this 21st day of March, 2025 Affiant is personally known to me.

Jill Kersey
Notary Public



CODE ENFORCEMENT CASE

CASE NUMBER: 0

Name	NIJUAN POLK	
Property Address	1981 SE WEST AVE	
Zoning	RMF-M	
Violation (1)	DCCO SEC 11-302 UNAUTHORIZED DUMP	0
Violation (2)	LDR SEC 20-1342 DEVELOP W/OUT PERMIT	0
Violation (3)	0	0

CASE NOTES

11/8/2024	COMPLAINT- REQUEST #3744 & PREVIOUS CASE# 23-0728 OPENED NEW CASE DUE TO OWNERSHIP CHANGE.
11/8/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
11/12/2024	CALLED NIJUAN POLK THE NEW OWNER TO LET HIM KNOW ABOUT THE CASE & THE DEBRIS. I ALSO ASKED ABOUT THE MOBILE HOME.
12/5/2024	NIJUAN POLK CALLED TO REQUEST INSPECTION
12/13/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION, I AM GOING TO HAVE LESTER REVIEW THE RECENT PHOTOS FROM THIS YEAR
12/16/2024	EMAILED ALISON TO CHECK ON PERMITS
12/16/2024	ALISON'S RESPONSE: THERE ARE NO OPEN OR APPLIED FOR PERMIT FOR THE SUBJECT ADDRESS.
1/6/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
1/14/2025	NOTICE TO CORRECT, POSTED & MAILED, PHOTOS TAKEN
1/22/2025	RECEIVED SIGNED GREEN CARD
1/30/2025	EMAILED ALISON TO CHECK ON PERMITS
1/30/2025	ALISON'S RESPONSE: THERE ARE NO ACTIVE PERMITS FOR THE SUBJECT ADDRESS.
1/31/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
3/6/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION

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.

3/19/2025 EMAILED ALISON: TO SEE IF ANY PERMITS HAVE BEEN APPLIED FOR THE ROOF,
SIDING, DOORS & WINDOWS FOR THE MOBILE HOME

3/20/2025 ALISON'S RESPONSE: NO PERMITS HAVE BEEN APPLIED FOR AT THE SUBJECT
REFERENCED ADDRESS.

3/20/2025 TURN IN FOR SPECIAL MASTERS

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	44	\$	6.60
SERVICE	Number of Certified letters	1	\$	9.64
LEGAL SERVICE	Number of Certified letters	1	\$	9.64
		TOTAL	\$	25.88

<u>x</u>	PROPERTY CARD
<u>x</u>	TAX RECORD
<u>x</u>	DEED

Accepted	Rejected
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<u> </u>	N2C GREEN CARD RETURN DATE
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<u> </u>	HEARING GREEN CARD RETURN DATE
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Code Enforcement Case: CE-25-0009

Entered on: 01/06/2025 00:00

Printed on: 03/21/2025

Topic: Garbage and Debris

Status: Open - N2C issued/Posted

Due Date: 03/14/25

Assigned To: Sharon Gray

Initiated by: Code Enforcement Officer

Area #: RMF-M

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1981 SE WEST AVE , 34266

Phone:

Cell #:

APN : 06-38-25-0120-00Q0-0100

Owner Information

Owner Name: POLK NIJUAN

Address: 1201 SW HARLEM CIR

ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	11/08/2024	10:20 am	This case is was stated by the Sheriff's Dept. the property ownership changed after evictions and estates was cleared up and sold to a new owner. The previous request# was 3744 and the previous case number was CE 23-0728. At the last inspection I noticed that the mobile home was different in appearance.
Inspection / Site Visit	Sharon Gray	11/08/2024	10:21 am	Site visit photos taken there is still some debris at the back of the property. It looks like there is a new mobile home on the property.
Phone Call	Sharon Gray	11/12/2024	10:00 am	Called Nijuan Polk the new owner 813-415-7778 to let him know about the case. He said that he will get the debris picked up and that the mobile home was the same one that he had just cleaned up.
Phone Call	Sharon Gray	12/05/2024	9:12 am	Nijuan Polk called (863)-415-7778, saying they got the property cleaned up and to go and check the property.
Inspection / Site Visit	Sharon Gray	12/13/2024	10:23 am	Site visit photos taken there are still some piles at the back of the property. I am also going to have Lester review the recent photos from this year to see if feels like Nijuan needed permits for the work that is being done.
E-mail Correspondence	Sharon Gray	12/16/2024	9:57 am	Alison, Are there any current or recent permit for 1981 SE West Ave for vinyl siding, new windows, doors and roof? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	12/16/2024	10:06 am	Good morning – There are no open or applied for permits for the subject address. Complete permit history below.

Regards,

Alison M. Shuman
Permit Technician Supervisor

Inspection / Site Visit	Sharon Gray	01/06/2025	Site visit photos taken in violation I will start a new case since the ownership has changed. The mobile home has work done without permits and there is still debris at the property.
Notice of Violation	Sharon Gray	01/14/2025 9:18 am	> Inspection Time:10:53 am, Send to (Owner - Cert no=9589071052700462265297), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	01/14/2025 1:49 pm	Posted & mailed notice to correct photos taken
Return Receipt Received	Sharon Gray	01/22/2025	Received signed green card
E-mail Correspondence	Sharon Gray	01/30/2025 1:10 pm	Has Nijuan been to apply for permits for the new roof, siding, doors and windows for the mobile home he purchased at 1981 SE West Ave/

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer

E-mail Correspondence	Sharon Gray	01/30/2025 1:23 pm	There are no active permits for the subject address.
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Regards,

Alison M. Shuman
Permit Technician Supervisor

Inspection / Site Visit	Sharon Gray	01/31/2025 10:23 am	Site visit photos taken in violation set up for the next available Special Masters.
Inspection / Site Visit	Sharon Gray	03/06/2025 10:08 am	Site visit photos taken in violation.
E-mail Correspondence	Sharon Gray	03/19/2025 3:26 pm	Has Nijuan been to apply for permits for the new roof, siding, doors and windows for the mobile home he purchased at 1981 SE West Ave?

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer

E-mail Correspondence	Sharon Gray	03/20/2025 7:37 am	No permits have been applied for at the subject referenced address.
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Regards,

Alison M. Shuman
Permit Technician Supervisor

Turn in for Special Master Hearing	Sharon Gray	03/21/2025	Turn in for Special Masters
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Violations			
#	Violation Type	Due Date	Status Closed Date

- | | | |
|---|--|------|
| 1 | DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited
Corrections Required: Remove all garbage, refuse, rubbish, junk, and debris from the property. | Open |
| | LDR Sec. 20-1342 - Development Permit Required | Open |
| 2 | 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 | |

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/20/2025

Parcel: 06-38-25-0120-00Q0-0100 (19501)

Owner & Property Info

Result: 7 of 10

Owner	POLK NIJUAN 1201 SW HARLEM CIR ARCADIA, FL 34266		
Site	1981 SE WEST AVE, ARCADIA		
Description*	FOREST PINE ESTATES LOT 10 BLK Q OR 201/107 INST:202314010138 INST:202414006693		
Area	0.506 AC	S/T/R	06-38-25
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.

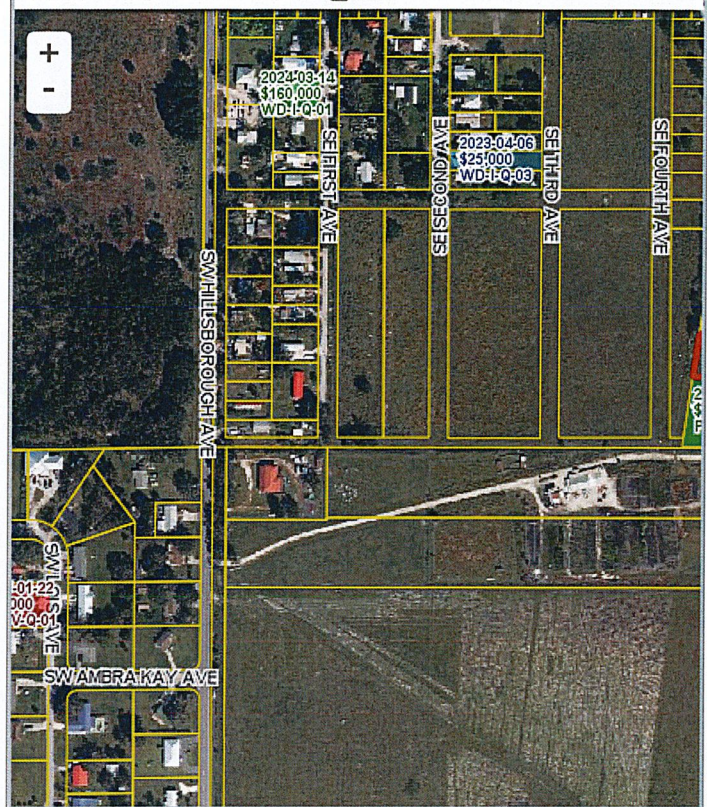
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$32,000	Mkt Land	\$37,500
Ag Land	\$0	Ag Land	\$0
Building	\$49,329	Building	\$50,738
XFOB	\$3,974	XFOB	\$3,256
Just	\$85,303	Just	\$91,494
Class	\$0	Class	\$0
Appraised	\$85,303	Appraised	\$91,494
SOH/10% Cap	\$38,570	SOH/10% Cap	\$40,425
Assessed	\$85,303	Assessed	\$91,494
Exempt	\$0	Exempt	\$0
Total	county:\$46,733 other:\$46,733 school:\$85,303	Total	county:\$51,069 other:\$51,069 school:\$91,494
Taxable		Taxable	

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
9/5/2024	\$100	202414006693	WD	I	U	11
12/17/2015	\$100	202314010138	SW	I	U	11
3/1/1984	\$11,000	201 / 107	WD	I	U	
7/1/1983	\$100	194 / 133	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HM (0800)	1992	960	1668	\$30,443

*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
1774	MH-ELECT	1984	\$144.00	1.00	0 x 0
1776	MH-SEPTIC	1984	\$1,800.00	1.00	0 x 0
1999	SHED-UC	1991	\$1,181.00	492.00	x
2003	SIDEWALK	1992	\$66.00	39.00	0 x 0
0860	DRVWY CONC	1992	\$61.00	36.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 LT (0.506 AC)	1.0000/1.0000 1.0000/ /	\$37,500 /LT	\$37,500	RMF-M

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 7 of 10

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

by: GrizzlyLogic.com

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

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1675900 2024

R 06-38-25-0120-00Q0-0100

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$388.91
COUNTY LAW ENF	.0024399	\$124.60
SCHOOL LRE	.0030960	\$283.27
SCHOOL DISC	.0022480	\$205.68
SOUTHWEST WATER MGMT	.0001909	\$9.75
TOTAL AD-VALOREM:		\$1,012.21

POLK NIJUAN
1201 SW HARLEM CIR
ARCADIA , FL 34266 - 0000

0.506 ACRES
 FOREST PINE ESTATES
 LOT 10 BLK Q
 OR 201/107
 INST:202314010138

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

FAIR MKT VALUE	\$91,494.00	DIST	7
ASSESS	\$51,069.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$51,069.00		

COMBINED TAXES & ASMTS: \$1,483.84

DISCOUNT: \$0.00

UNPAID BALANCE: \$1,483.84



Exemptions:

Property Address:
1981 SE WEST AVE ARCADIA 34266

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
063825012000Q00100 R		2024	\$1,012.21	\$471.63	N/A	\$0.00	\$1,483.84
063825012000Q00100 R		2023	\$947.91	\$464.82	8/8/2024	\$1,640.17	\$0.00
063825012000Q00100 R		2022	\$1,111.57	\$454.67	7/10/2023	\$1,814.49	\$0.00
063825012000Q00100 R		2021	\$839.80	\$448.16	3/22/2023	\$1,495.33	\$0.00
063825012000Q00100 R		2020	\$769.73	\$442.81	4/6/2021	\$1,248.92	\$0.00
063825012000Q00100 R		2019	\$744.50	\$438.38	4/15/2020	\$1,182.88	\$0.00
063825012000Q00100 R		2018	\$661.28	\$432.50	3/29/2019	\$1,093.78	\$0.00
063825012000Q00100 R		2017	\$87.84	\$390.50	3/27/2018	\$478.34	\$0.00
063825012000Q00100 R		2016	\$78.61	\$390.50	3/27/2017	\$469.11	\$0.00
063825012000Q00100 R		2015	\$80.41	\$311.50	1/11/2016	\$384.07	\$0.00
063825012000Q00100 R		2014	\$69.74	\$287.50	3/9/2015	\$357.24	0.00



AFTER RECORDING RETURN TO:

Mr. Nijuan Polk
1201 SW Harlem Circle
Arcadia, Florida 34266

PARCEL ID: 06-38-25-0120-00Q0 0100

Inst: 202414006693 Date: 09/05/2024 Time: 2:46PM

Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

This Warranty Deed, Made the 5th day of September, 2024, by and between **Tracy Colin, a married woman**, whose post office address is: 9209 Austrian Blvd, Punta Gorda, Florida 33982 hereinafter called "Grantor" AND **Nijuan Polk, a single man**, whose post office address is: 1201 SW Harlem Circle, Arcadia, Florida 34266, hereinafter called "Grantee".

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

LOT 10, Block Q, FOREST PINE ESTATES, as per Map or Plat thereof recorded in the office of the Clerk of Circuit Court in and for DeSoto County, Florida, in Plat Book 9, Page 20.

PROPERTY STREET ADDRESS: 1981 SE West Ave, Arcadia, Florida 34266.

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

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

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

And the grantor hereby covenants with said grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantors' hand and seal on this 5
day of September, 2024.

GRANTOR Signed, sealed and delivered in our presence:

Tracy Colin
Signature

TRACY COLIN
Printed Name

Kimberly Martin
Witness Signature

Kimberly Martin
Witness Printed Name

128 S Brevard Ave
Address

Arcadia FL 34266
Address

Yessenia German
Witness Signature

Yessenia German
Witness Printed Name

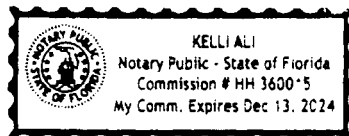
128 S Brevard Ave
Address

Arcadia FL 34266
Address

STATE OF: FLORIDA
COUNTY OF: DESOTO

The foregoing instrument was acknowledged before me this 5 day of September, 2024
Tracy Colin who personally appeared and produced FL DL and who
acknowledged the execution of the foregoing Warranty Deed, and who, have been duly sworn, stated that the
representations therein contained are true.

My Commission Expires:



Kelli Ali
Signature

Kelli Ali
Printed Name

Notary Public
Commission No: Dec. 13, 2024

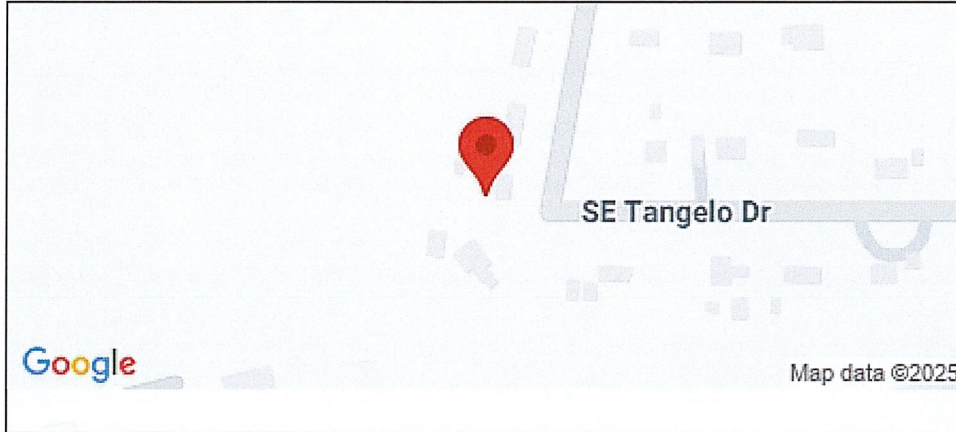
Customer Information

Name: Sheriff's Dept
Address: 208 E. Cypress St
Arcadia, FL 34266

Phone: (863) 993-4700
Alt. Phone:
Email:

Request Classification

Topic: Accumulation of Garbage / Refuse **Request type:** Complaint
Status: Closed **Priority:** Normal
Assigned to: Sharon Gray **Entered Via:** Phone
Property Address: 1981 SE West Ave



Time of Day:
Property APN:

Description

Junk, debris, derelict cars, car parts, scrap metal, appliances.

Reason Closed

Property is in violation case has been opened closing this request.

Date Expect Closed: 04/24/2023

Date Closed: 04/17/2023 3:24 PM **By:** Sharon Gray

Enter Field Notes Below

Notes:

Notes Taken By: _____ Date: _____

Code Enforcement Case: CE-23-0278

Entered on: 04/14/2023 00:00

Printed on: 03/20/2025

Topic: Garbage and Debris
Due Date: 12/20/24
Initiated by: Sheriffs Department
Hearing Date:
SM Case No:

Status: Closed
Assigned To: Sharon Gray
Area #: RMF-M
Hearing Time:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 1981 SE WEST AVE ,

Phone:

Cell #:

APN : 06-38-25-0120-00Q0-0100

Owner Information

Owner Name: GUNNETT ELSIE P ESTATE

Address: 1981 SE WEST AVE
ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Inspection / Site Visit	Sharon Gray	04/14/2023	10:39 am	Site visit photos taken I was called out by the Sheriff's Dept. There was junk & debris, appliances, car parts, car frames, derelict vehicles & travel trailer & trailers.
Complaint	Sharon Gray	04/14/2023	1:41 pm	Request 3744- Sheriff's Dept - Junk, debris, derelict cars, car parts, scrap metal, appliances.
Notice of Violation	Sharon Gray	04/18/2023	9:35 am	> Inspection Time:10:39 am, Send to (Owner - Cert no=70210350000051051710), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	04/18/2023	12:41 pm	Posted & mailed notice to correct photos taken.
Inspection / Site Visit	Sharon Gray	05/04/2023	12:32 pm	Site visit photos taken they have rented a piece of equipment to clean the property.
Phone Call	Sharon Gray	05/08/2023	8:00 am	Received call asking for more time. 86-840-5864. I gave them 30 more days.
Notice Returned unclaimed	Sharon Gray	05/12/2023		Notice returned: return to sender, not deliverable as addressed, attempted not known
Inspection / Site Visit	Sharon Gray	06/12/2023	1:41 pm	Site visit photos taken progress still being made.
Inspection / Site Visit	Sharon Gray	07/07/2023	11:01 am	Site visit photos taken progress is still being made.
Inspection / Site Visit	Sharon Gray	07/25/2023	11:18 am	Site visit photos taken
Inspection / Site Visit	Sharon Gray	08/21/2023	2:12 pm	Site visit photos taken still making progress with picking up the garbage and debris.
Inspection / Site Visit	Sharon Gray	09/08/2023	11:27 am	Site visit photos taken still improving.
Inspection / Site Visit	Sharon Gray	10/13/2023	10:58 am	Site visit photos taken the large dump trailer is gone the is a freezer and a small trailer left.
Inspection / Site Visit	Sharon Gray	11/07/2023	10:25 am	Site visit photos taken
Complaint	Sharon Gray	11/11/2023	7:22 am	they are living out of a tent in the front yard b/c the mold is so bad in their house. The grass in back is waist high. Their septic tank is leaking, the roof is damaged and missing in spots and not covered properly and they have

the one window completely open showing the amount of mold covering the room. It is unsafe for them to be living in and is an eyesore for the neighbors. The grass is so high, the rodents coming out are coming into the surrounding yards.

Inspection / Site Visit	Sharon Gray	11/13/2023 2:22 pm	Site visit photos taken the back of the property is overgrown, there is still debris and appliances on the property. There is also someone living in a tent in the front yard.
Phone Call	Sharon Gray	11/14/2023	The complainant from the 11th called the office and I was able to obtain new information and saw that property ownership has changed.
Notice of Violation	Sharon Gray	11/20/2023 3:07 pm	> Inspection Time:2:22 pm, Send to (Owner - Cert no=00000000000000000000 ,Owner - Tracy Colin - Cert no=70212720000044123034), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	11/21/2023 3:03 pm	Posted and mailed notice to correct photos taken.
Phone Call	Sharon Gray	11/27/2023 10:52 am	Tracy left a message.
Phone Call	Sharon Gray	11/27/2023 2:20 pm	Returned Tracy's call she is going to go see the tenants to get them to clean up. If not she will start the eviction process.
Phone Call	Thomas Turnbull	12/06/2023 2:15 pm	Tracy called and wanted you to call her back. Phone number is 863-558-2389
Inspection / Site Visit	Sharon Gray	12/07/2023 1:30 pm	Site visit photos taken progress has been made since last visit.
Phone Call	Sharon Gray	12/07/2023 3:38 pm	I called Tracy to let her know that I did a site visit and I could see progress has been made and that I figure that she will need to evict the tenants. I told her that I would push out to around January 15th.
Inspection / Site Visit	Sharon Gray	02/12/2024 1:48 pm	Site visit photos taken property still improving.
Phone Call	Sharon Gray	02/16/2024 1:36 pm	Called Tracy to see how it is coming with the eviction process. She said the female tenant was in jail but they along with the other tenants was able to haul off some debris. I can tell from the visit that progress has been made. She is going to contact Lester to see about getting the house condemned.
Inspection / Site Visit	Sharon Gray	03/26/2024 10:34 am	Site visit photos taken improvements have been made. Almost in compliance.
Inspection / Site Visit	Sharon Gray	05/21/2024 1:42 pm	Site visit photos taken property looks great.
Inspection / Site Visit	Sharon Gray	11/08/2024 10:21 am	Site visit photos taken there is still some debris at the back of the property. It looks like there is a new mobile home on the property.
Case Notes	Sharon Gray	11/12/2024	The property has changed ownership.
Phone Call	Sharon Gray	11/12/2024 10:00 am	Called Nijuan Polk the new owner 813-415-7778 to let him know about the case. He said that he will get the debris picked up and that the mobile home was the same one that he had just cleaned up.
Phone Call	Sarah Milstead	12/05/2024 9:12 am	Nijuan Polk called (863)-415-7778, saying they got the property cleaned up and to go and check the property.
Inspection / Site Visit	Sharon Gray	12/13/2024 10:23 am	Site visit photos taken there are still some piles at the back of the property. I am also going to have Lester review the recent photos from this year to see if feels like Nijuan needed permits for the work that is being done.
Inspection / Site Visit	Sharon Gray	01/06/2025	Site visit photos taken in violation I will start a new case since the ownership has changed.

Violations

#	Violation Type	Due Date	Status	Closed Date
1	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open	

	LDR Sec. 20-1616 (a)(3) - Refuse and debris	Open
2	Corrections Required:Remove all garbage or refuse from the property. Insure that in the future all garbage and refuse is kept in containers that are covered by solid, tight fitting lids and that garbage and refuse is removed weekly	
	LDR Sec 20-97 - Parking and storage of certain vehicles and trailers	Open
3	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	
4	LDR Sec. 20-97 (b) - Parking and Storage of Certain Vehicles and Trailers	Open
	Corrections Required:Remove the unauthorized travel trailer for the property	
5	LDR Sec. 20-1616 (a)(5)(e) - Overgrown	Open
	Corrections Required:Mow and maintain the property	
	LDR Sec. 20-131 d - Prohibited RMF-M	Open
6	Corrections Required:Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.	

Additional Addresses

Address Type:Complainant Name:Sheriff's Dept Address:208 E. Cypress St Arcadia, FL 34266 Phone:(863) 993-4700 Cell #:	Address Type:Owner Name:Tracy Colin Address:55430 Thompson Ln Three Rivers, MI 49093 Phone:863-558-2389 Cell #:
---	---

Inspection Notes

Date: _____ Time: _____

Findings: _____

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)

Sec. 11-302. - Unauthorized dumping and accumulation prohibited.

No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)



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

POLK NIJUAN
1201 SW HARLEM CIR
ARCADIA, FL 34266

RE: 1981 SE WEST AVE
PIN #: 06-38-25-0120-00Q0-0100
Case No: CE-25-0009

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):

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited: No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County. (Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

LDR Sec. 20-1342 Development Permit Required: Development is the carrying out of any building activity. No development activity shall be undertaken unless authorized by a Development Permit.

Facts constituting violation (including date, time, and place of violation): On **January 6, 2025** at **10:53 am**, the property located at **1981 SE WEST AVE** was visited and revealed the following:

There is debris on the property. Work has been done to the mobile home without permits such as the following: roof, siding, new windows and doors. Please remove the debris from the property. Please obtain permits for all of the work done to the home from the Building Department.

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

Remove all garbage, refuse, rubbish, junk, and debris from the property.
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 29, 2025

Due by: January 29, 2025

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: 9589071052700462265297

9589 0710 5270 0462 2652 97

**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 \$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 4.70

☐ Return Receipt (electronic) \$ _____

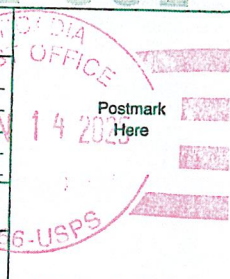
☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ 6.69

Total Postage and Fees \$ 9.64



Nijuan Polk
1201 SW Harlem Cir
Arcadia, FL 34266

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

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Nijuan Polk
1201 SW Harlem Cir
Arcadia, FL 34266



9590 9402 8654 3244 4949 17

2. Article Number (Transfer from service label)

9589 0710 5270 0462 2652 97

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☐ Address

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery ☐ Registered Mail™

☒ Certified Mail® ☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery ☒ Signature Confirmation

☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery

Domestic Return Receipt



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

POLK NIJUAN
1291 SW HARLEM CIR
ARCADIA, FL 34266

RE: 1981 SE WEST AVE
PIN #: 06-38-25-0120-00Q0-0100
Case No: CE-25-0009

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 Ordinances:

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited: No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County (Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987).

LDR Sec. 20-144 Development Permit Required: Development is the carrying out of any building activity. No development activity shall be undertaken unless authorized by a Development Permit.

Facts constituting violation (including date, time, and place of violation): On **January 6, 2025 at 10:51 am**, the property located at **1981 SE WEST AVE** was visited and revealed the following:

There is debris on the property. Work has been done to the mobile home without permits such as the following: roof, siding, new windows and doors. Please remove the debris from the property. Please obtain permits for all of the work done to the home from the Building Department.

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

Remove all garbage, refuse, rubbish, junk, and debris from the property. Please contact our office with proof of permit exception for the development activity being conducted on your property, or obtain the required permits.

Failure to correct the violation(s) will result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations adjudicated in this matter. If the violation is not corrected by the time specified in this notice, 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 \$350.00 per day per violation for a first violation and up to \$500.00 per day per violation for subsequent violations.

If you feel that you are not in violation, you may request a hearing before the Special Magistrate. If you feel that you are not in violation, you may request a hearing before the Special Magistrate. If you feel that you are not in violation, you may request a hearing before the Special Magistrate.

Date for January 28, 2025
Due for January 28, 2025

01/14/2025 13:49

SHARON GRAY
1981 SE WEST AVE



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

POLK NIJUAN
1291 SW HARLEM CIR
ARCADIA, FL 34266

RE: 1981 SE WEST AVE
PIN #: 06-38-25-0120-00Q0-0100
Case No: CE-25-0009

Date: January 14, 2025

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If you feel that you are not in violation, you may request a hearing before the Special Magistrate. If you feel that you are not in violation, you may request a hearing before the Special Magistrate. If you feel that you are not in violation, you may request a hearing before the Special Magistrate.

Date for January 28, 2025
Due for January 28, 2025

01/14/2025 13:49

SHARON GRAY
1981 SE WEST 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, Sharon Gray, duly sworn, deposes and says: That on 1/14/2025 @ 1:49 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
POLK NIJUAN
1201 SW HARLEM CIR
ARCADIA, FL 34266

at the following location(s): 1981 SE WEST AVE

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

DATE: January 14, 2025

affiant Sharon Gray

Sworn to and subscribed before me this 15th day of January, 2025 by
Sharon Gray who is personally known OR Produced Identification

Sarah Milstead
Notary Public









01/31/2025 10:23

SHARON GRAY
1081 SE WEST AVE



01/06/2025 10:53

SHARON GRAY
1981 SE WEST AVE



01/06/2025 10:53

SHARON GRAY
1981 SE WEST AVE



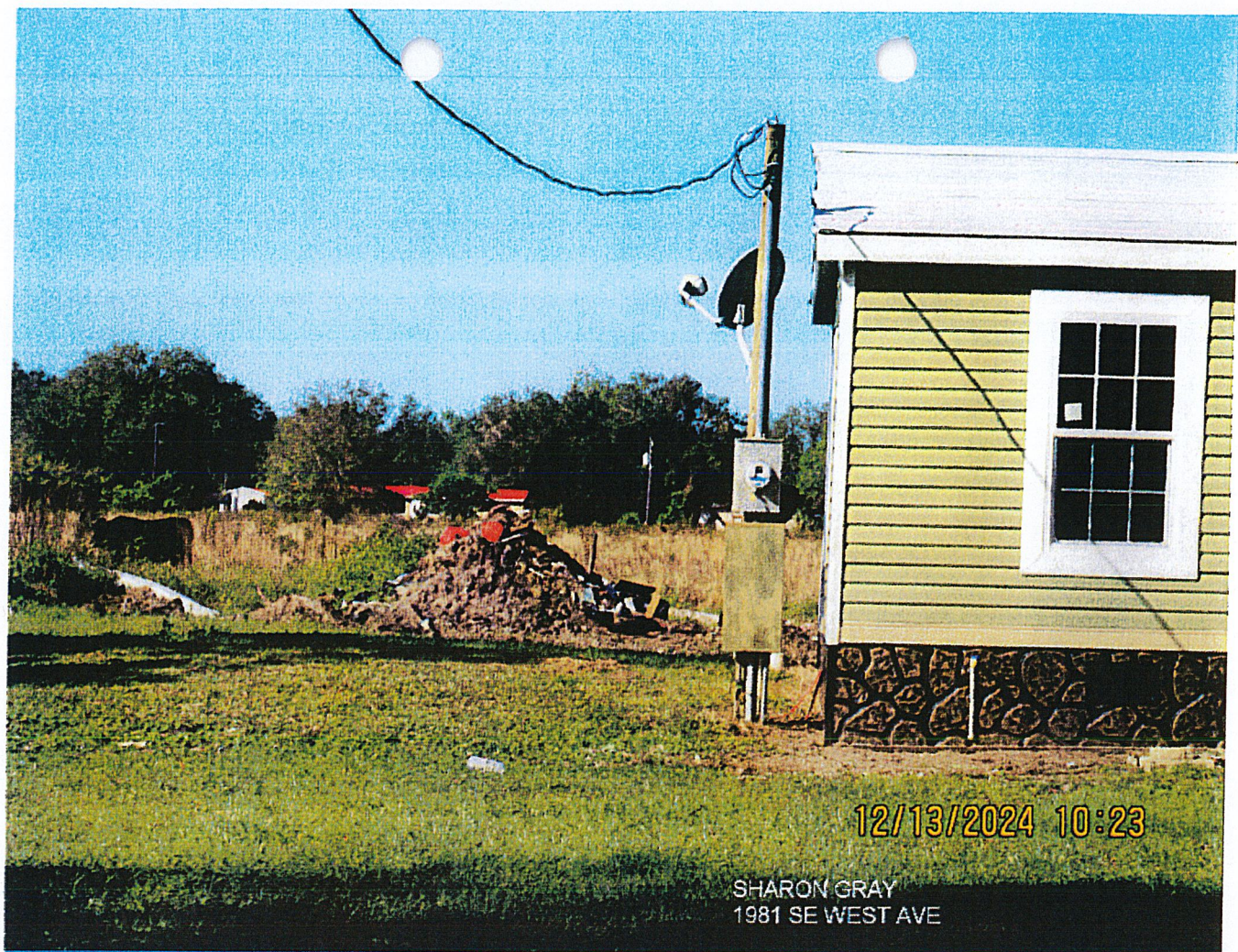
01/06/2025 10:53

SHARON GRAY
1981 SE WEST AVE



01/06/2025 10:53

SHARON GRAY
1981 SE WEST AVE









11/08/2024 10:21

SHARON GRAY
1981 SE WEST AVE



11/08/2024 10:21

SHARON GRAY
1981 SE WEST AVE

Sharon Gray

From: Alison Shuman
Sent: Thursday, March 20, 2025 7:37 AM
To: Sharon Gray; Building Dept
Subject: RE: 1981 SE West Ave

No permits have been applied for at the subject referenced address.

Permit Number	Address	Per
002630	1981 SE WEST AVE RD	
002631	1981 SE WEST AVE RD	
202188	1981 SE WEST AVE RD	
202190	1981 SE WEST AVE RD	
202191	1981 SE WEST AVE RD	
202189	1981 SE WEST AVE RD	
402394	1981 SE WEST AVE RD	
000599	1981 SE WEST AVE RD	

Regards,



Alison M. Shuman

Permit Technician Supervisor

DeSoto County Board of County Commissioners

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

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Wednesday, March 19, 2025 3:26 PM
To: Building Dept <Building@desotobocc.com>
Subject: FW: 1981 SE West Ave

Has Nijuan been to apply for permits for the new roof, siding, doors and windows for the mobile home he purchased at 1981 SE West Ave?

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



From: Alison Shuman
Sent: Thursday, January 30, 2025 1:23 PM
To: Sharon Gray <s.gray@desotobocc.com>; Building Dept <Building@desotobocc.com>
Subject: RE: 1981 SE West Ave

There are no active permits for the subject address.

Permit History

1981 SE WEST AVE

Permit Number	Permit Application Date	Permit Status	Permit Description
9002630	12/31/1990	Void	CONSTRUCT 10 BY 12 FOOT SHED
9002631	12/31/1990	Void	INSTALL ELECTRICAL WIRING FOR SHED
9202188	10/21/1992	Complete	INSTALL DOUBLEWIDE REPLACEMENT MOBILE HOME
9202190	10/21/1992	Complete	INSTALL PLUMBING FOR REPLACEMENT MOBILE HOME
9202191	10/21/1992	Complete	INSTALL A/C SYSTEM FOR MOBILE HOME
9202189	10/21/1992	Complete	ELECTRICAL WIRING FOR REPLACEMENT MOBILE HOME
0402394	10/1/2004	Void	ROOFING PERMIT
1000599	8/23/2010	Complete	MECHANICAL PERMIT

Regards,



Alison M. Shuman

Permit Technician Supervisor

DeSoto County Board of County Commissioners

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

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



From: Sharon Gray

Sent: Thursday, January 30, 2025 1:10 PM

To: Building Dept <Building@desotobocc.com>

Subject: 1981 SE West Ave

This email originated inside of Desoto County BOCC.

Has Nijuan been to apply for permits for the new roof, siding, doors and windows for the mobile home he purchased at 1981 SE West Ave/

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: Alison Shuman
Sent: Monday, December 16, 2024 10:06 AM
To: Sharon Gray
Cc: Jackie Douglas; Juana Sanchez; Matias Riojas
Subject: RE: 1981 SE West Ave

Good morning –

There are no open or applied for permits for the subject address. Complete permit history below.

Permit History

1981 SE WEST AVE

Permit Number	Permit Application Date	Permit Status	Permit Description
9002630	12/31/1990	Void	CONSTRUCT 10 BY 12 FOOT SHED
9002631	12/31/1990	Void	INSTALL ELECTRICAL WIRING FOR SHED
9202188	10/21/1992	Complete	INSTALL DOUBLEWIDE REPLACEMENT MOBILE HOME
9202190	10/21/1992	Complete	INSTALL PLUMBING FOR REPLACEMENT MOBILE HOME
9202191	10/21/1992	Complete	INSTALL A/C SYSTEM FOR MOBILE HOME
9202189	10/21/1992	Complete	ELECTRICAL WIRING FOR REPLACEMENT MOBILE HOME
0402394	10/1/2004	Void	ROOFING PERMIT
1000599	8/23/2010	Complete	MECHANICAL PERMIT

Regards,



Alison M. Shuman

Permit Technician Supervisor

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

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Monday, December 16, 2024 9:57 AM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: 1981 SE West Ave

This email originated inside of Desoto County BOCC.

Alison,

Are there any current or recent permit for 1981 SE West Ave for vinyl siding, new windows, doors and roof?

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





05/21/2024 13:42

SHARON GRAY
1981 SE WEST AVE

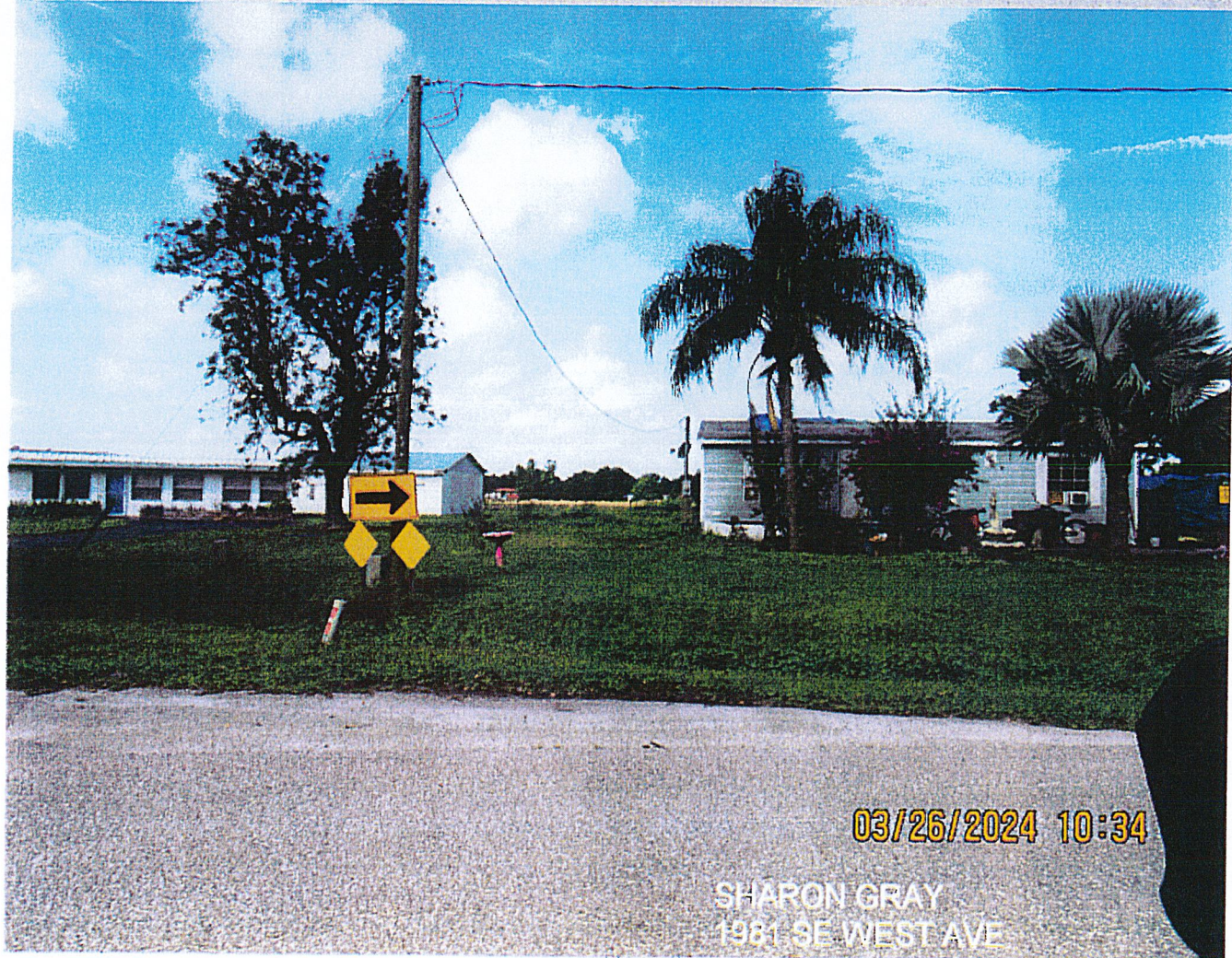


05/21/2024 13:42

SHARON GRAY
1981 SE WEST AVE



SHARON GRAY
1981 SE WEST AVE



SHARON GRAY
1981 SE WEST AVE



03/26/2024 10:34

SHARON GRAY
1981 SE WEST AVE



03/26/2024 10:34

SHARON GRAY
1981 SE WEST AVE



02/12/2024 13:48

SHARON GRAY
1981 SE WEST AVE



02/12/2024 13:48

SHARON GRAY
1981 SE WEST AVE





02/12/2024 13:47

SHARON GRAY
1981 SE WEST AVE



12/07/2023 13:30

SHARON GRAY
1981 SE WEST AVE



12/07/2023 13:30

SHARON GRAY
1981 SE WEST AVE

Special Master Case Checklist

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

/ or N/A	Respondents Name <u>NiJuan Polk</u>
	Address <u>1981 SE West Ave</u>
	Case Notes in date order
	Case Cost to date
✓	Property card
✓	Tax Record
✓	Deed Information
✓	Complaint/Request
✓	Copy of LDR or DCCO section to be sited on Notice of Hearing
✓	Notice to correct (file copy)
✓	Green Card if Received and or Track and confirm information from USP website
—	Original Notice to Correct in the envelope with green card attached if unclaimed
—	Copy of Notice to Correct that was posted and sent by regular Mail
✓	Photograph of posting if applicable
✓	Affidavit of posting or hand delivery
✓	Photographs of site visits in support of case
	Any correspondence to or from Respondent or Respondents representative
✓	Any other supporting documentation (IE: InCode Information, Division of corporation info, Local Business Tax info, copies of permits, R.O.W forms, ECT.)

Information Legal needs to know: Any special instructions to the Legal department (IE: if posting affidavit is required, if some of the violations listed on the original Notice have been corrected, if the Hearing Notice needs to be sent to more then one person)

Only reference the following violations on the Notice of Mandatory Hearing:

DCCO Sec 11-302 Unauthorized Dumping + accumulation
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 to Legal Department

Officers Name Sharon Gray

Special Master Hearing on: April 22, 2025

Reviewed by: [Signature]

Date: 3/21/25

SMCE 25-0009