

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0072

ZEA JOSE ANGEL MARTINEZ

Respondents,

TO: ZEA JOSE ANGEL MARTINEZ  
1162 SE HANSEL AVE  
ARCADIA FL 34266

RE: 1315 E MAPLE ST, 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: 9589071052700462269196

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0072

ZEA JOSE ANGEL MARTINEZ

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: ZEA JOSE ANGEL MARTINEZ, 1162 SE HANSEL AVE, ARCADIA FL 34266.

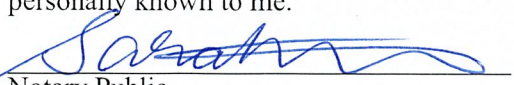
1. An inspection on February 18, 2025, Code Enforcement Officer visited your property located at 1315 E MAPLE ST, ARCADIA FL 34266 described and zoned as: CITY, R-1B

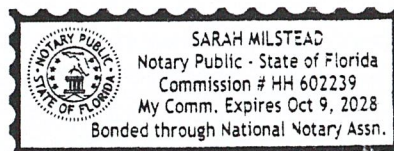
DeSoto County Tax Parcel Number #31-37-25-0016-6040-0300 more particularly described by deed or instrument number #202414006549 of the Official Records of DeSoto County, Florida.

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 30, 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 28<sup>th</sup> day of March, 2025 Affiant is personally known to me.

  
Notary Public



## CODE ENFORCEMENT CASE

CASE NUMBER: 25-0072

|                  |                                     |
|------------------|-------------------------------------|
| Name             | ZEA JOSE ANGEL MARTINEZ             |
| Property Address | 1315 E MAPLE ST                     |
| Zoning           | CITY- R-1B                          |
| Violation (1)    | LDR 20-1342 EXPIRED BUILDING PERMIT |
| Violation (2)    | 0                                   |

### CASE NOTES

|           |                                     |
|-----------|-------------------------------------|
| 1/13/2025 | COMPLAINT RECEIVED                  |
| 1/28/2025 | SITE VISIT IN VIOLATION TOOK PHOTOS |
| 1/30/2025 | POSTED N2C TOOK PHOTOS              |
| 2/11/2025 | SITE VISIT IN VIOLATION TOOK PHOTOS |
| 2/11/2025 | PHONE CALL WILL RENEW PERMIT        |
| 2/18/2025 | SITE VISIT IN VIOLATION TOOK PHOTOS |
| 2/28/2025 | PERMIT STILL EXPIRED                |
| 3/28/2025 | PERMIT 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                 | 30    | \$ | 4.50  |
| 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 | \$ | 23.78 |

|   |               |
|---|---------------|
| X | PROPERTY CARD |
| X | TAX RECORD    |
| X | DEED          |

|           |                                |          |          |
|-----------|--------------------------------|----------|----------|
|           |                                | Accepted | Rejected |
| 2/27/2025 | N2C GREEN CARD RETURN DATE     |          | X        |
|           | HEARING GREEN CARD RETURN DATE |          |          |

## Code Enforcement Case: CE-25-0072

Entered on: 01/28/2025 11:02 AM

Printed on: 03/28/2025

Topic: Expired Building permit within City limits

Status: Open - Turn in for SM

Due Date: 03/28/25

Assigned To: Thomas Turnbull

Initiated by: Building Department

Area #: CITY

Hearing Date:

Hearing Time:

SM Case No:

**Permit**

|           |                |            |
|-----------|----------------|------------|
| Permit #: | Business name: | License #: |
|-----------|----------------|------------|

**Property Location**

Occupant Name:

Address: 1315 E MAPLE ST , 34266

Phone:

Cell #:

APN : 31-37-25-0016-6040-0300

**Owner Information**

Owner Name: ZEA JOSE ANGEL MARTINEZ

Address: 1162 SE HANSEL AVE

ARCADIA, FL 34266

Phone:

Cell #: 863-448-1335

**Actions**

| Action                                           | By              | Date       | Time     | Note/Observation                                                                                                                        |
|--------------------------------------------------|-----------------|------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Complaint                                        | Thomas Turnbull | 01/13/2025 | 8:22 am  | Request 4936-ALISON Building Department(Alison) - PERMIT EXPIRED #BLDR-2241-2020. Building (Residential) - Alteration, Remodel, Repair. |
| Inspection / Site Visit                          | Thomas Turnbull | 01/28/2025 | 8:34 am  | The building permit has expired, took photo.                                                                                            |
| Notice of Violation                              | Thomas Turnbull | 01/30/2025 | 8:16 am  | > Inspection Time:8:34 am, Send to (Owner - Cert no=9589071052700462268502), Extra days(0)                                              |
| Mail and Post Notice to Correct Violation        | Thomas Turnbull | 01/30/2025 | 12:23 pm | Posted the N2C and mail out the letter, took photos.                                                                                    |
| Inspection / Site Visit                          | Thomas Turnbull | 02/11/2025 | 9:30 am  | The building permit is still expired, took photo.                                                                                       |
| Phone Call                                       | Thomas Turnbull | 02/11/2025 | 11:47 am | Talk with Donald Chancey, He will have the permit renew by the end of the week. He is getting the plans for building department.        |
| Inspection / Site Visit                          | Thomas Turnbull | 02/18/2025 | 9:15 am  | He has not renewed the building permit at this time. took photo. Give him one more week.                                                |
| Notice Returned unclaimed                        | Sarah Milstead  | 02/27/2025 | 1:02 pm  | Certified Letter returned in office.                                                                                                    |
| Case Notes                                       | Thomas Turnbull | 02/28/2025 | 8:36 am  | The building permit is still expired and will be turn into the next special master hearing.                                             |
| Case Notes                                       | Thomas Turnbull | 03/28/2025 | 7:45 am  | The building permit is still expired                                                                                                    |
| Submitted for Special Master Review and approval | Thomas Turnbull | 03/28/2025 | 8:18 am  | Turn in for review                                                                                                                      |

**Violations**

| # | Violation Type                                                                                                                                                                                                                                         | Due Date | Status | Closed Date |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|-------------|
| 1 | LDR Sec. 20-1342 - Expired Building Permit (Development permit required)                                                                                                                                                                               |          | Open   |             |
|   | 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

## DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/27/2025

Parcel: &lt;&lt; 31-37-25-0016-6040-0300 (17180) &gt;&gt;

## Owner &amp; Property Info

Result: 9 of 9

|              |                                                                                                                           |              |          |
|--------------|---------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | ZEA JOSE ANGEL MARTINEZ<br>1162 SE HANSEL AVE<br>ARCADIA, FL 34266                                                        |              |          |
| Site         | 1315 E MAPLE ST, ARCADIA                                                                                                  |              |          |
| Description* | A W GILCHRIST EAST END ADD LOT 30 BLK 4 TIER 6 INST:201814006656<br>INST:201914003624 INST:202114002490 INST:202414006549 |              |          |
| Area         | 0.172 AC                                                                                                                  | S/T/R        | 31-37-25 |
| Use Code**   | SINGLE FAMILY (0100)                                                                                                      | Tax District | 1        |

\*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 &amp; Zoning office for specific zoning information.

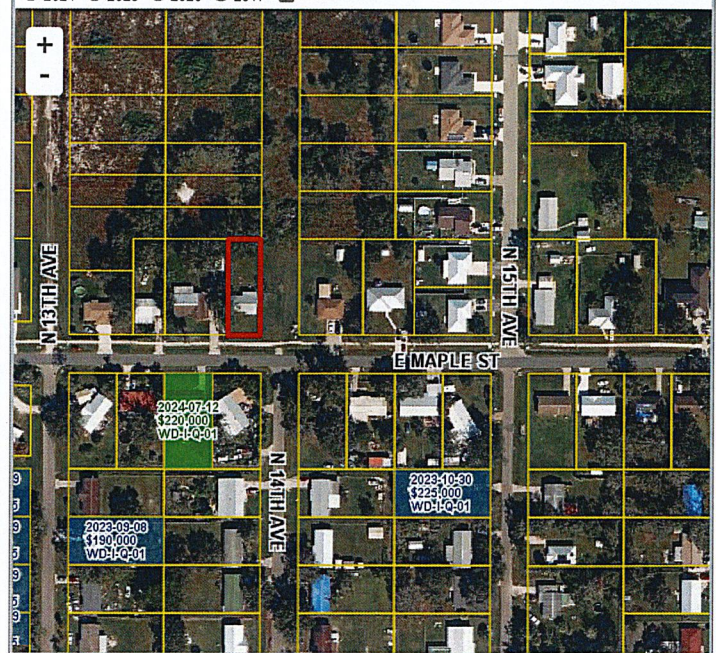
## Property &amp; Assessment Values

| 2023 Certified Values |                                                                 | 2024 Certified Values |                                                                 |
|-----------------------|-----------------------------------------------------------------|-----------------------|-----------------------------------------------------------------|
| Mkt Land              | \$10,000                                                        | Mkt Land              | \$10,000                                                        |
| Ag Land               | \$0                                                             | Ag Land               | \$0                                                             |
| Building              | \$21,966                                                        | Building              | \$22,920                                                        |
| XFOB                  | \$331                                                           | XFOB                  | \$323                                                           |
| Just                  | \$32,297                                                        | Just                  | \$33,243                                                        |
| Class                 | \$0                                                             | Class                 | \$0                                                             |
| Appraised             | \$32,297                                                        | Appraised             | \$33,243                                                        |
| SOH/10% Cap           | \$0                                                             | SOH/10% Cap           | \$0                                                             |
| Assessed              | \$32,297                                                        | Assessed              | \$33,243                                                        |
| Exempt                | \$0                                                             | Exempt                | \$0                                                             |
| Total Taxable         | county:\$32,297 city:\$32,297<br>other:\$32,297 school:\$32,297 | Total Taxable         | county:\$33,243 city:\$33,243<br>other:\$33,243 school:\$33,243 |

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 |
|------------|------------|--------------|------|-----|-----------------------|-------|
| 8/30/2024  | \$100      | 202414006549 | QC   | I   | U                     | 11    |
| 4/2/2021   | \$100      | 202114002490 | QC   | I   | U                     | 11    |
| 5/22/2019  | \$27,500   | 201914003624 | SW   | I   | U                     | 38    |
| 11/6/2018  | \$100      | 201814006656 | CT   | I   | U                     | 18    |
| 3/6/2007   | \$100      | 594 / 226    | QC   | I   | U                     |       |
| 12/19/2006 | \$14,000   | 593 / 1009   | WD   | I   | U                     |       |
| 12/12/2002 | \$100      | 522 / 422    | SA   | I   | U                     |       |
| 11/18/2002 | \$100      | 521 / 885    | QC   | I   | U                     |       |
| 5/31/2002  | \$100      | 510 / 034    | QC   | I   | U                     |       |
| 9/17/1981  | \$6,000    | 192 / 692    | WD   | I   | U                     |       |
| 9/1/1981   | \$6,000    | 091 / 207    | WD   | I   | U                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | SINGLE FAM (0100) | 1938     | 960     | 1002      | \$22,920   |

\*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 &amp; Out Buildings (Codes)

| Code | Desc        | Year Blt | Value    | Units  | Dims  |
|------|-------------|----------|----------|--------|-------|
| 1400 | FNC CH L3/4 | 1992     | \$298.00 | 138.00 | 0 x 0 |

## Land Breakdown

| Code | Desc      | Units               | Adjustments             | Eff Rate     | Land Value | * Zoning |
|------|-----------|---------------------|-------------------------|--------------|------------|----------|
| 0100 | SFR (MKT) | 1.000 UT (0.172 AC) | 1.0000/1.0000 1.0000/ / | \$10,000 /UT | \$10,000   | R-1B     |

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

Search Result: 9 of 9

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

ZEA JOSE ANGEL MARTINEZ  
1162 SE HANSEL AVE  
ARCADIA, FL 34266

31-37-25-0016-6040-0300

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1456700 2024

R 31-37-25-0016-6040-0300

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

| TAXING AUTHORITY         | MILLAGE RATE | TAX AMOUNT      |
|--------------------------|--------------|-----------------|
| DESOTO COUNTY            | .0076153     | \$253.16        |
| SCHOOL LRE               | .0030960     | \$102.92        |
| SCHOOL DISC              | .0022480     | \$74.73         |
| CITY OF ARCADIA          | .0079000     | \$262.62        |
| SOUTHWEST WATER MGMT     | .0001909     | \$6.35          |
| <b>TOTAL AD-VALOREM:</b> |              | <b>\$699.78</b> |

NON-AD VALOREM ASSESSMENTS

| TAXING AUTHORITY             | TAX AMOUNT      |
|------------------------------|-----------------|
| Asmt - FIRE RESCUE-ARCADIA   | \$77.00         |
| Asmt - SOLID WASTE           | \$45.50         |
| <b>TOTAL NON-AD VALOREM:</b> | <b>\$122.50</b> |

COMBINED TAXES & ASMTS: \$822.28

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

Property Address:  
1315 E MAPLE ST ARCADIA 34266

**ZEA JOSE ANGEL MARTINEZ**  
**1162 SE HANSEL AVE**  
**ARCADIA , FL 34266 - 0000**

0.172 ACRES  
A W GILCHRIST EAST END ADD  
LOT 30 BLK 4 TIER 6  
INST:201814006656  
INST:201914003624

|                |             |              |        |
|----------------|-------------|--------------|--------|
| FAIR MKT VALUE | \$33,243.00 | DIST         | 1      |
| ASSESS         | \$33,243.00 | EXEMPT VALUE | \$0.00 |

TAXABLE VALUE \$33,243.00

**\*\* PAID \*\***

Last Payment: 03/19/2025 Receipt Number: 101594

Amount Collected: \$822.28 Discount Amount: \$0.00

Tax Roll Property Summary

| Parcel             | Roll Type | Year | Original Gross Tax | Original Assessments | Date Paid | Amount Paid | Total Unpaid |
|--------------------|-----------|------|--------------------|----------------------|-----------|-------------|--------------|
| 313725001660400300 | R         | 2024 | \$699.78           | \$122.50             | 3/19/2025 | \$822.28    | \$0.00       |
| 313725001660400300 | R         | 2023 | \$689.29           | \$122.50             | 2/3/2025  | \$976.39    | \$0.00       |
| 313725001660400300 | R         | 2022 | \$665.79           | \$122.50             | 2/3/2025  | \$1,050.15  | \$0.00       |
| 313725001660400300 | R         | 2021 | \$519.23           | \$122.50             | 12/6/2024 | \$762.62    | \$0.00       |
| 313725001660400300 | R         | 2020 | \$504.53           | \$122.50             | 3/19/2021 | \$627.03    | \$0.00       |
| 313725001660400300 | R         | 2019 | \$1,032.91         | \$122.50             | 4/3/2020  | \$1,155.41  | \$0.00       |
| 313725001660400300 | R         | 2018 | \$95.06            | \$122.50             | 5/21/2019 | \$227.72    | \$0.00       |
| 313725001660400300 | R         | 2017 | \$81.86            | \$122.50             | 3/29/2018 | \$204.36    | \$0.00       |
| 313725001660400300 | R         | 2016 | \$89.14            | \$122.50             | 2/28/2017 | \$209.52    | \$0.00       |
| 313725001660400300 | R         | 2015 | \$85.39            | \$122.50             | 5/31/2016 | \$217.76    | \$0.00       |
| 313725001660400300 | R         | 2014 | \$79.37            | \$122.50             | 5/11/2015 | \$211.56    | 0.00         |



Inst: 202414006549 Date: 08/30/2024 Time: 11:27 AM  
, Nadia K. Daughtrey,  
Clerk of Court DeSoto, County, By: AR  
Deputy Clerk Doc Stamp-Deed: 0.70

Return to:  
Name: Jose Angel Martinez Zea  
Address: 1162 SE Hansel Avenue  
Arcadia, FL 34266

Property Appraisers Parcel I.D. (Folio) Number(s): 31-37-25-0016-6040-0300

QUITCLAIM DEED

THIS INDENTURE, Made this 30<sup>th</sup> day of August, 2024, by and between Diego Martinez Zea, a single man, whose post office address is: 6288 NE Thomas Drive, Arcadia, FL 34266, hereinafter called the grantor.

To Jose Angel Martinez Zea, a single man whose post office address is: 1162 SE Hansel Avenue, Arcadia, FL 34266, hereinafter called the grantee,

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

LOT 30, BLOCK 4, TIER 6, ALBERT W. GILCHRIST'S EAST END ADDITION TO ARCADIA, according to the plat thereof, recorded in Plat Book 1, Page 27, Public Records of DeSoto County, Florida.

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, 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, Sealed and Delivered in Our Presence:

Witness 1 Signature as to both signatures

Witness 1 Printed Name and Post Office Address:

Tosha Morales

20 W. Oak St., Arcadia, FL 34266

Witness 2 Signature as to both signatures

Witness 1 Printed Name and Post Office Address:

Ramona Guzman

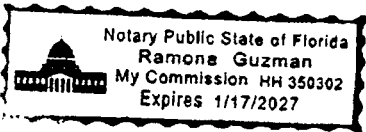
20 W. Oak Street Arcadia, FL. 34266

STATE OF Florida  
COUNTY OF DeSoto

The foregoing instrument was acknowledged before me this, 30<sup>th</sup> day of August, 2024, by Diego Martinez Zea, a single man. He is personally known to me or has produced driver license(s) as identification.

My Commission Expires:

Printed Name: Ramona Guzman  
Notary Public



**Customer Information**

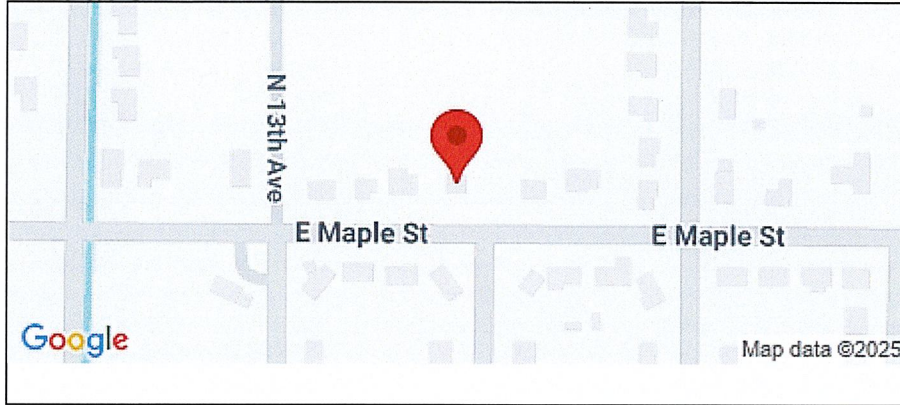
**Name:** Alison Shuman Building  
Department  
**Address:** 201 East oak St., Suite 204  
Arcadia, FL 34266

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

**Request Classification**

**Topic:** Expired Building Permit  
**Status:** Closed  
**Assigned to:** Thomas Turnbull  
**Property Address:** 1315 E Maple St

**Request type:** Complaint  
**Priority:** Normal  
**Entered Via:** Email



**Time of Day:**  
**Property APN:**  
**Property APN:** 31-37-25-0016-6040-0300

**Description**

PERMIT EXPIRED #BLDR-2241-2020. Building (Residential) - Alteration, Remodel, Repair.

**Reason Closed**

Turn into a code case, number CE-25-0072

**Date Expect Closed:** 01/28/2025

**Date Closed:** 01/28/2025 11:03 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



### NOTICE to CORRECT VIOLATION

ZEA JOSE ANGEL MARTINEZ  
1162 SE HANSEL AVE  
ARCADIA, FL 34266

RE: 1315 E MAPLE ST  
PIN #: 31-37-25-0016-6040-0300  
Case No: CE-25-0072

Date: January 30, 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 28, 2025** at **8:34 am**, the property located at **1315 E MAPLE ST** was visited and revealed the following:

**The building permit number BLDR-2241-2020 has expired, need 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 permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit** **Due by: February 11, 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.

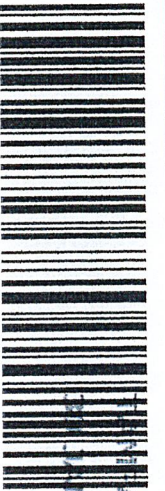
If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

Sincerely

Thomas Turnbull  
Code Enforcement Officer

Certified Mailing Number: 9589071052700462268502

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



9589 0710 5270 0462 2685 02



quadrant  
FIRST-CLASS MAIL  
IMI  
\$009.64  
01/30/2025 ZIP 34266  
043M31248516

US POSTAGE

ZEJA JOSE ANGEL MARTINEZ  
1162 SE HANSEL AVE  
ARCADIA, FL 34266

TO  
SENDER  
RETURNED  
UNCLAIMED  
REFUSED

LN / EIT  
02/2-1-25

UNC  
34266-34266-163

NIXIE 339 4E 1 0202/25/25  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
BC: 34266445154 \*2101-08574-30-44

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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  
\$ 1.69

Total Postage and Fees  
\$ 9.64

ARCADIA POST OFFICE  
JAN 30 2025  
34266-34266-163

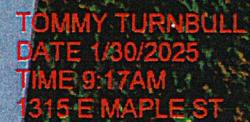
Postmark Here

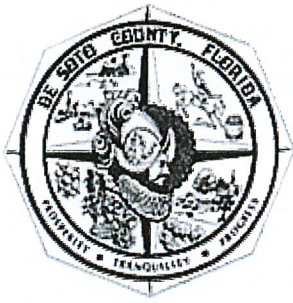
ZEJA JOSE ANGEL MARTINEZ  
1162 SE HANSEL AVE  
ARCADIA, FL 34266

25-0025  
TOT

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

20 5892 2940 0225 0120 6856





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 1-30-25 @ 9:17 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

**OWNER**

ZEA JOSE ANGEL MARTINEZ  
1162 SE HANSEL AVE  
ARCADIA, FL 34266

at the following location(s): 1315 E MAPLE ST

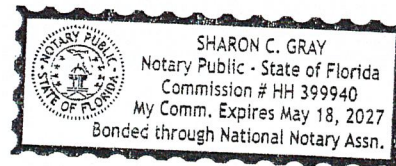
I declare under penalty of perjury that the forgoing is true and correct.

DATE: January 30, 2025

affiant

Sworn to and subscribed before me this 30<sup>th</sup> day of January, 2025 by  
Thomas Turnbull who is personally known                      OR Produced Identification

Notary Public





02/18/2025 09:15

TOMMY TURNBULL  
1315 E MAPLE ST



02/11/2025 09:30

TOMMY TURNBULL  
1315 E MAPLE ST





BLDR-2241-2020 (1315 E MAPLE ST ARCADIA, FL) ACTIVE HOLDS ▾



Summary



Details



Location



Additional Info



Workflow



Linked Records



Holds (1)



Contacts (1)



Fees (13)



Bonds



Activities (4)



Files (30)



Print Documents



Conditions



Tasks

Internal Notes



(1)



Inspection Cases



## BLDR-2241-2020 • Building (Residential)

| Location                    | Project | Apply Date | Work Class                  | Permit Status |
|-----------------------------|---------|------------|-----------------------------|---------------|
| 1315 E MAPLE ST ARCADIA, FL |         | 03/03/2020 | Alteration, Remodel, Repair | Expired       |

\$ 0.

### Recent Workflow Activity



Last Completed Action: 156 days ago

#### Framing v.2 (Inspection)

Scheduled For: 10/23/2024

Assigned To: Michael LaBarre

Status: Re-inspection required

Completed On: 10/23/2024

Next Action:



#### Framing v.3 (Inspection)

Next Action:



#### Insulation Building (Inspection)

Next Action:



#### Progress Inspection (Building) (Inspection)

Next Action:



#### Final Electrical v.2 (Inspection)

Next Action:



#### Final Mechanical v.2 (Inspection)

Next Action:



#### Final Plumbing v.2 (Inspection)

Next Action:



#### Final Building v.2 (Inspection)

### Workflow (0)

### Permit Description

REMODEL- EL, PI  
WINDOWS

BUDZ-2241-2020



Florida Building Code 8<sup>th</sup> Edition ♦ National Electric Code 2020 ♦ Florida Fire Prevention Code 8<sup>th</sup> 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

Owner Diego Moralez Phone 863 990 4204 Contractor \_\_\_\_\_ Phone \_\_\_\_\_  
Mailing Address 6288 NE Thomas Dr Mailing Address \_\_\_\_\_  
Email DM1321CS@YAHOO.COM Email \_\_\_\_\_  
Parcel # \_\_\_\_\_  
Project Street Address 1315 E Maple St  
Directions to Project \_\_\_\_\_  
Description of Project Complete renovation Power Co ☐ FPL ☐ PEACE RIVER  
Intended Use \_\_\_\_\_ Construction Cost/Value \$ 30,000  
Fee Simple Titleholder's Name and Address (If other than the Owner) \_\_\_\_\_  
Bonding Company's Name and Address \_\_\_\_\_  
Architect/Engineer's Name and Address \_\_\_\_\_  
Mortgage Lender's Name and Address \_\_\_\_\_

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.

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.

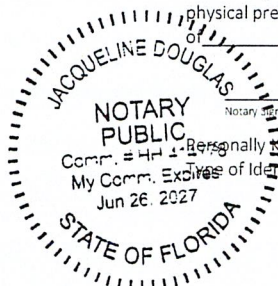
Diego Moralez 01/10/2024  
Owner Signature Date

\_\_\_\_\_  
Contractor Signature Date

STATE OF FLORIDA, COUNTY OF DESOTO  
Sworn to (or affirmed) and subscribed before me by means of [ ✓ ]  
physical presence or [ ] online notarization, this 12 day  
of July, 2024, by D. Martinez

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 \_\_\_\_\_

Jacqueline Douglas  
Notary Signature



Personally Known \_\_\_\_\_ OR Produced Identification ✓  
Type of Identification Produced FLDL 11-27

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-2241-2020

Permit Type: **Building (Residential)**

Work Classification: **Alteration, Remodel, Repair**

Permit Status: **Issued**

Issue Date: **03/27/2023**

Expiration: **01/12/2025**

**Location Address**

**1315 E MAPLE ST, ARCADIA, FL**

**Parcel Number**

**313725001660400300**

**Contacts**

**DIEGO MARTINEZ**

1315 E MAPLE ST, ARCADIA, FL 34366

(863)990-4209

**Owner/Builder**

DM1321CS@YAHOO.COM

**DIEGO MARTINEZ**

1315 E MAPLE ST, ARCADIA, FL 34366

(863)990-4209

**Owner**

DM1321CS@YAHOO.COM

**Description: REMODEL- EL, PL AC- REPLACE 2 DOORS & 5 WINDOWS**

**Valuation: \$30,000.00**

**Total Sq Feet: 0.00**

**Inspection Requests:**

(863) 993-4811

| Fees                                           | Amount          |
|------------------------------------------------|-----------------|
| Building Permit Fee (Residential)              | \$229.00        |
| Building Permit Fee (Residential)              | \$141.00        |
| Electrical (Residential)                       | \$55.00         |
| Alterations/Additions                          |                 |
| Electrical (Residential)                       | \$57.00         |
| Alterations/Additions                          |                 |
| Mechanical (Residential Alterations/Duct work) | \$55.00         |
| Mechanical (Residential Alterations/Duct work) | \$57.00         |
| Notary Fee (Building)*                         | \$5.00          |
| Plans Review Fee (Unroofed Structures)         | \$35.25         |
| Plumbing (Residential)                         | \$105.00        |
| Plumbing (Residential)                         | \$117.00        |
| Surcharge Fee                                  | \$4.00          |
| Surcharge Fee                                  | \$9.30          |
| <b>Total:</b>                                  | <b>\$869.55</b> |

| Payments           | Amt Paid        |
|--------------------|-----------------|
| <b>Total Fees</b>  | <b>\$869.55</b> |
| Credit Card        | \$44.25         |
| Credit Card        | \$381.30        |
| Credit Card        | \$444.00        |
| <b>Amount Due:</b> | <b>\$0.00</b>   |

| Inspections:     |  |
|------------------|--|
| Inspection Type  |  |
| Final Electrical |  |
| Final Electrical |  |
| Final Mechanical |  |
| Final Mechanical |  |
| Final Plumbing   |  |
| Final Plumbing   |  |
| Final Building   |  |
| 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



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

|                               |                                                         |
|-------------------------------|---------------------------------------------------------|
| <h1>Permit</h1>               | Permit NO.: BLDR-2241-2020                              |
|                               | Permit Type: <b>Building (Residential)</b>              |
|                               | Work Classification: <b>Alteration, Remodel, Repair</b> |
|                               | Permit Status: <b>Issued</b>                            |
| Issue Date: <b>03/27/2023</b> | Expiration: <b>01/12/2025</b>                           |

Jacqueline Douglas

Issued By:

Signature of Owner or Authorized Agent

March 27, 2023

Date

JUL 12 2024

Date

**AMENDMENT TO  
INTERLOCAL AGREEMENT  
BETWEEN  
THE CITY OF ARCADIA  
AND  
DESOTO COUNTY  
FOR  
BUILDING OFFICIAL PROGRAM**

**THIS AMENDMENT TO THE INTERLOCAL AGREEMENT** (hereinafter referred to as the "Amendment") is entered into by and between the **CITY OF ARCADIA**, a municipal corporation organized and existing under the laws of the State of Florida (hereinafter referred to as the "City") and **DESOTO COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as the "County") (hereinafter the City and the County collectively referred to as the "Parties").

**RECITALS**

**WHEREAS**, the County and the City have common home rule powers to enforce building codes, contractor licensing and related ordinances; and

**WHEREAS**, the City, by Ordinance, is required to designate a "Building Official"; and

**WHEREAS**, by Interlocal Agreement dated August 2, 2011, recorded as Instrument No. 201114016244 in the Official Records of DeSoto County (hereinafter referred to as the "Interlocal Agreement"), the City has designated the County's Building Official as the Building Official for the City; and

**WHEREAS**, the City wants to expand the services provided to the City by the County's Building Official to include enforcement of expired permit violations within the incorporated City limits; and

**WHEREAS**, the County agrees to provide these additional services under the terms and conditions set forth herein; and

**WHEREAS**, this Agreement is authorized under Section 163.01, Florida Statutes; and

**NOW, THEREFORE**, in consideration of the foregoing Recitals and mutual undertakings and covenants contained herein and assumed, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the City and County agree as follows:

**Section 1.** Sections 2 and 3 of the Interlocal Agreement are amended to read as follows:

**Section 2 – PERMITTING –**

(a) The Building Official is authorized to receive applications for building and construction permits throughout the incorporated and unincorporated areas of DeSoto County, and to determine permit compliance with applicable City and County ordinances and codes. City building and construction ordinances shall apply in the incorporated areas, and the County's building and construction ordinances shall apply in the unincorporated areas of DeSoto County. If in the opinion of the Building Official, a provision of the City building or construction ordinance is not in compliance with the Florida Building Code, then the Building Official shall utilize the applicable County ordinance, or refer matters relating thereto to the City for disposition and handling. This may include citations issued under the County's Demolition of Dilapidated Structures ordinance. However, the City shall be responsible for enforcement of citations issued under the County's Demolition of Dilapidated Structures ordinance for structures within the incorporated City limits.

(b) The Building Official shall assist the City as necessary and upon request to enforce City ordinances concerning nuisances.

(c) Shed and sign applications in the incorporated areas requiring structural and/or electrical permitting, and demolition permits in incorporated areas shall be handled by the Building Official in accordance with County permitting and enforcement requirements.

(d) The Building Official shall be responsible for enforcing expired permit violations for the City within its incorporated areas and for the County within its unincorporated areas in accordance with the County's special master hearing process.

**Section 3 – FUNDING –**

(a) Funding for the services of the Building Official on behalf of the City under this Agreement shall be from building permit fees, plan review fees, contractor licensing fees, and fees, penalties and award of costs derived from related enforcement actions, including expired permit violations, handled by the Building Official. Building permit fees shall be waived for City owned projects which are 100% City funded. Any fees collected by the Building Official under this Agreement are separate from fees collected by the City. The Building Official shall deposit and remit to the County all fees collected under this Agreement.

(b) The County may revise and amend its fee schedule on an annual or more frequent basis. However, if the City Council objects to the imposition of any new or increased fees on any permit issued or to be issued by the City, the City may immediately

terminate this Agreement. Unless the City Council provides notice of termination, new or increased fees adopted by the County shall apply to permit issued or to be issued in the City under this Agreement.

**Section 2** – The Interlocal Agreement remains in effect in accordance with its terms, except as specifically amended herein.

IN WITNESS WHEREOF, the Parties hereto have caused their respective representatives to execute this instrument on their behalf, on the dates set forth below.

**CITY OF ARCADIA, FLORIDA**

By: Alice Frierson  
Alice Frierson, Mayor

Dated: November 6, 2014

ATTEST:

Penny Delaney  
City Clerk

Approved as to Form and Correctness:

Thomas J. Wohl  
Thomas J. Wohl, City Attorney

**DESOTO COUNTY, FLORIDA**

By Elton A. Langford  
Elton A. Langford, Chairman

Dated: Nov 10, 2014

ATTEST:

Mandy J. Hines  
Mandy J. Hines, County Administrator

Approved as to Form and Correctness:

Donald D. Conn  
Donald D. Conn, County Attorney

**July 10, 2011**

Inst:201114016244 Date:8/26/2011 Time:2:33 PM  
km DC,Mitzie McGavic,Desoto County Page 1 of 6

**INTERLOCAL AGREEMENT**

**BETWEEN**

**THE CITY OF ARCADIA**

**AND**

**DESOTO COUNTY**

**FOR**

**BUILDING OFFICIAL PROGRAM**

**ORIGINAL**

**INTERLOCAL AGREEMENT  
BETWEEN  
THE CITY OF ARCADIA  
AND  
DESOTO COUNTY  
FOR  
BUILDING OFFICIAL PROGRAM**

**THIS INTERLOCAL AGREEMENT** (hereinafter referred to as the "Agreement") is entered into by and between the **CITY OF ARCADIA**, a municipal corporation organized and existing under the laws of the State of Florida (hereinafter referred to as the "City") and **DESOTO COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as the "County") (hereinafter the City and the County collectively referred to as the "Parties").

**RECITALS**

**WHEREAS**, the County and the City have common home rule powers to enforce building codes, contractor licensing and related ordinances; and

**WHEREAS**, the City, by Ordinance, is required to designate a "Building Official"; and

**WHEREAS**, the City desires to enter into this Agreement with the County for said services and for the designation of the County's Building Official as the Building Official for the City; and

**WHEREAS**, the County agrees to provide these services under the terms and conditions set forth herein; and

**WHEREAS**, this Agreement is authorized under Section 163.01, Florida Statutes; and

**NOW, THEREFORE**, in consideration of the foregoing Recitals and mutual undertakings and covenants contained herein and assumed, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the City and County agree as follows:

**Section 1 – BUILDING OFFICIAL** – The County and the City agree that the DeSoto County "Building Official" will be the designated "Building Official" for the City with all of the rights, duties and responsibilities conferred by ordinance and codes of the City. Nothing in this Agreement affects the Building Official's rights, duties and responsibilities under County ordinances and codes, or Chapter 468, Part XII, and Chapter 553, Florida Statutes.

**Section 2 – PERMITTING** –

(a) The Building Official is authorized to receive applications for building and construction permits throughout the incorporated and unincorporated areas of DeSoto County, and to determine permit compliance with applicable City and County ordinances and codes. City building and construction ordinances shall apply in the incorporated areas, and the County's building and construction ordinances shall apply in the unincorporated areas of DeSoto County. If in the opinion of the Building Official, a provision of the City building or construction ordinance is not in compliance with the Florida Building Code, then the Building Official shall utilize the applicable County ordinance, or refer matters relating thereto to the City for disposition and handling. This may include citations issued under the County's Demolition of Dilapidated Structures ordinance. However, the City shall be responsible for enforcement of citations issued under the County's Demolition of Dilapidated Structures ordinance for structures within the incorporated City limits.

(b) The Building Official shall assist the City as necessary and upon request to enforce City ordinances concerning nuisances.

(c) Shed and sign applications in the incorporated areas requiring structural and/or electrical permitting, and demolition permits in incorporated areas shall be handled by the Building Official in accordance with County permitting and enforcement requirements.

### **Section 3 – FUNDING –**

(a) Funding for the services of the Building Official on behalf of the City under this Agreement shall be from building permit fees, plan review fees, contractor licensing fees and fees derived from related enforcement actions handled by the Building Official. Building permit fees shall be waived for City owned projects which are 100% City funded. Any fees collected by the Building Official under this Agreement are separate from fees collected by the City. The Building Official shall deposit and remit to the County all fees collected under this Agreement.

(b) The County may revise and amend its fee schedule on an annual or more frequent basis. However, if the City Council objects to the imposition of any new or increased fees on any permit issued or to be issued in the City, the City may immediately terminate this Agreement. Unless the City Council provides notice of termination, new or increased fees adopted by the County shall apply to permits issued or to be issued in the City under this Agreement.

**Section 4 – TERM –** The term of this Agreement shall be for a period of five (5) years, commencing on the date the last Party executes this Agreement, as shown below. Thereafter, it shall automatically renew for successive one (1) year periods. With the exception of immediate termination under the provisions of Section 3(b) hereof, either Party may terminate this Agreement at any time by providing ninety (90) days written notice to the other Party.

**Section 5 – HOLD HARMLESS –** Each Party to this Agreement shall hold the other harmless for actions taken by the Building Official under the terms of this Agreement.

**Section 6 – SEVERABILITY –** The provisions of this Agreement are not severable, and if any

provision of this Agreement is held to be unconstitutional or invalid for any reason by a court of competent jurisdiction, this Agreement shall be deemed to be null and void and of no further effect on the Parties.

**Section 7 – NOTICE** - All notices required hereunder shall be deemed properly delivered when and if personally delivered, or if sent by (a) telegram, (b) telecopy, (c) Federal Express (or a comparable express delivery system), or (d) mailed by registered or certified mail, return receipt requested, postage prepaid, to the Parties as set forth below (notices being deemed given when so deposited in the U.S. Mail):

As to the City:           City Administrator  
                                  City of Arcadia  
                                  121 W. Hickory Street  
                                  Arcadia, Florida 34266

As to the County       County Administrator  
                              DeSoto County  
                              201 E. Oak Street, Ste. 201  
                              Arcadia, Florida 34266

The Parties hereto may change the person or persons to whom notice is to be delivered by giving notice to the other Party in the manner provided in this Section.

**Section 8 – RECORDING** – In accordance with Chapter 163.01, the County shall cause this fully executed Agreement to be recorded, at its sole expense, in the Public Records of Desoto County.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]**

IN WITNESS WHEREOF, the Parties hereto have caused their respective representatives to execute this instrument on their behalf, on the dates set forth below.

CITY OF ARCADIA, FLORIDA

By: Keith Keeney for Robert Hume  
Mayor

Dated: 8/2/11

ATTEST:

Debra Lawrence A. Phil  
City Administrator and Clerk

Approved as to Form and Correctness:

[Signature]  
City Attorney

DESOTO COUNTY, FLORIDA

By

Ronald P. Neely  
Chairman

Dated:

8/2/11

ATTEST:

C. S. May  
County Administrator

Approved as to Form and Correctness:

Paula Plom  
County Attorney

# Special Master Mandatory Hearing Case Checklist

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

|             |                                                                                                                                                                         |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ or<br>N/A | Respondents Name <u>Zea Jose Angel Martinez</u> Case # <u>25-0072</u>                                                                                                   |
|             | Site Address <u>1315 E Maple St</u>                                                                                                                                     |
|             | Respondent's Mailing Address <u>1162 SE Hansel 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 cited on Notice of Mandatory Hearing                                                                                                  |
| ✓           | Notice of Mandatory Hearing (file copy)                                                                                                                                 |
| N/A         | Green Card if received, and or Track and Confirm information from the 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 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 in the City*

Officers' Name Tommy Turnbull

Special Master Hearing on: May 22, 2025

Reviewed by: [Signature]

Date: 3/28/25

SMCE 25-0072