

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0503

BARAJAS HECTOR

Respondents,

TO: BARAJAS HECTOR
6224 NW CUL-DE-SAC RD
ARCADIA FL 34266

RE: 6224 NW CUL-DE-SAC RD, 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 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: 9589071052700462267352

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 24-0503

BARAJAS HECTOR

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: BARAJAS HECTOR, 6224 NW CUL-DE-SAC RD, ARCADIA FL 34266.

1. An inspection on , Code Enforcement Officer visited your property located at 6224 NW CUL-DE-SAC RD, ARCADIA FL 34266 described and zoned as: RM

DeSoto County Tax Parcel Number #03-37-24-0079-0000-0070 more particularly described by deed or instrument number #202214010557 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Development Permit Required.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated June 11, 2024 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

Sharon Gray

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

Sworn to and subscribed before me this

5th

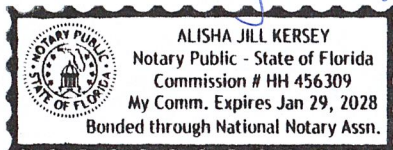
day of

May

2025

Affiant is

Alisha Jill Kersey
Notary Public



Special Master Mandatory Hearing Case Checklist

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

J or N/A	Respondents Name <u>Hector Barajas</u>	Case # <u>CE 24-0503</u> <u>(SFR)</u>
	Site Address <u>6224 NW Cul-De-Sac Rd</u>	
	Respondent's Mailing Address <u>1279 SE Townsend 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)	
☒	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	
	Any correspondence to or from the Respondent or the Respondent's representative	
☒	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)	

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

Only the following violations will be referenced in the Notice of Mandatory Hearing:
LDR Sec 20-1342 Development without permit

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

Officers' Name Sharon Gray

Special Master Hearing on: May 22, 2025

Reviewed by: [Signature]

Date: 4/25/25

SMCE

CODE ENFORCEMENT CASE

CASE NUMBER: 24-0503

Name	HECTOR BARAJAS	
Property Address	6224 NW CUL-DE-SAC RD	
Zoning	RM	
Violation (1)	LDR SEC 20-1342 DEVELOPMENT W/OUT PERMIT	0
Violation (2)	0	0
Violation (3)	0	0

CASE NOTES

5/7/2024	COMPLAINT RECEIVED
6/11/2024	NOTICE TO CORRECT, POSTED & MAILED, PHOTOS TAKEN
6/25/2024	PER THE PUBLIC INFORMATION PAGE THE EXPIRATION DATE HAS CHANGED.
7/1/2024	RECEIVED SIGNED GREEN CARD
7/31/2024	RECEIVED EXPIRED PERMIT EMAIL FROM THE BUILDING DEPARTMENT
9/12/2024	EMAILED THE BUILDING DEPARTMENT TO CHECK ON THE STATUS OF THE PERMIT.
9/12/2024	ALISON'S RESPONSE: THE PERMIT REMAINS EXPIRED; WE HAVE NO DOCUMENTATION SHOWING THAT ANYONE HAS REACHED OUT IN REGARDS TO RENEWING THE PERMIT.
10/28/2024	CALLED AND LEFT A MESSAGE FOR THE OWNER. THEY CALLED RIGHT BACK AND SAID THAT THEY WOULD BE IN THE OFFICE ON FRIDAY TO RENEW THE PERMIT.
12/31/2024	I WILL SET UP FOR SPECIAL MASTERS HEARING. WE DIDN'T HAVE SPECIAL MASTERS OCTOBER THROUGH DECEMBER DUE TO HURRICANES HELENE & HURRICANE MILTON. PER THE PUBLIC RECORDS THE PERMIT IS EXPIRED.
1/10/2025	PER THE PUBLIC RECORDS PAGE THE PERMIT IS EXPIRED
4/24/2025	EMAILED MATT IN THE BUILDING DEPARTMENT TO CHECK ON THE STATUS OF THE PERMIT.

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.

4/24/2025 MATT'S RESPONSE: THE PERMIT REMAINS EXPIRED AS NO RECORDED
CONTACT HAS BEEN MADE.

4/25/2025

TURN IN FOR SPECIAL MASTERS

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	28	\$	4.20
SERVICE	Number of Certified letters	1	\$	9.64
LEGAL SERVICE	Number of Certified letters	1	\$	9.64
		TOTAL	\$	23.48

☒	PROPERTY CARD
☒	TAX RECORD
☒	DEED

Accepted	Rejected
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N2C GREEN CARD RETURN DATE

HEARING GREEN CARD RETURN DATE

Code Enforcement Case: CE-24-0503

Entered on: 06/07/2024 00:00

Printed on: 04/25/2025

Topic: Development without Permit

Status: Open - N2C issued/Posted

Due Date: 04/25/25

Assigned To: Sharon Gray

Initiated by: Building Department

Area #: RM

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 6224 NW CUL-DE-SAC RD , 34266

Phone:

Cell #:

APN : 03-37-24-0079-0000-0070

Owner Information

Owner Name: BARAJAS HECTOR

Address: 1279 SE TOWNSEND AVE

ARCADIA, FL 34266

Phone: 813-545-8671

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	05/07/2024	8:23 am	Request 4431-Alison Building Department(Alison) - PERMIT EXPIRED #.BLDR-13792-2023 new construction.
Notice of Violation	Sharon Gray	06/11/2024		> Inspection Time:12:40 pm, Send to (Owner - Cert no=9589071052701588385104), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	06/11/2024	1:44 pm	Posted and mailed notice to correct photos taken.
Case Notes	Sharon Gray	06/25/2024		Per the public information page the expiration date has changed.
Return Receipt Received	Sharon Gray	07/01/2024		Received signed green card.
E-mail Correspondence	Sarah Milstead	07/31/2024	8:03 am	This email originated outside of Desoto County BOCC. Think before you click!!! PERMIT #: BLDR-13792-2023 ISSUE DATE: 3/10/2023 LAST INSPECTION: 11/8/2023 PERMIT TYPE: Building (Residential), New Construction ADDRESS: 6224 CUL-DE-SAC RD

This letter is to inform you that the above referenced permit issued to you as the property owner expired 7/30/2024. You will need to renew your permit by re-paying all applicable fees and complete a new permit application. You may be able to request an extension if an extension has not already been granted.

Per Florida Building Code 105.4.1.3 Florida Building Code 105.4.1. Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

If you do not rectify this situation within thirty (30) days from the date of this letter, your permit will be turned over

to Code Enforcement. At that time, you will need to reapply and pay new permit fees and/or code enforcement incurred charges.

Please contact the building department at 863-993-4811 if you have any questions regarding this matter.

Thank you.

Alison M. Shuman
Office Manager

Case Notes	Sharon 09/12/2024 Gray	Re-notice
E-mail Correspondence	Sharon 09/12/2024 9:30 am Gray	Emailed the building department to check on the status.
E-mail Correspondence	Sharon 09/12/2024 10:09 am Gray	The permit remains expired; we have no documentation showing that anyone has reached out in regards to renewing the permit.

Regards,

Alison M. Shuman
Permit Technician Supervisor

Phone Call	Sharon 10/28/2024 1:37 pm Gray	Left message at the number listed for Hector on the building application for the building permit that is expired. They called right back and said that they would be in the office on Friday to renew the permit.
Case Notes	Sharon 12/31/2024 9:54 am Gray	I will set up for the Special Masters Hearing. We didn't have Special Masters October through December due to Hurricanes Helene & Hurricane Milton. Permit Number BLDR-13792-2023Applied Date 02/21/2023Type Building (Residential) - New ConstructionIssued Date 03/10/2023Project NameExpiration Date 07/30/2024Status ExpiredFinalized DateMain Parcel 033724007900000070Address 6224 NW CUL-DE-SAC RD ARCADIA FL 34266
Case Notes	Sharon 01/10/2025 Gray	Per the public records page the permit is expired.
Phone Call	Sharon 01/10/2025 4:01 pm Gray	Left a message for Hector in regards to his expired permit. They called right back and I let them speak to Juana in the Building Dept.
E-mail Correspondence	Sharon 04/24/2025 2:59 pm Gray	Matt, Just checking on the status of this permit. Has any recent contact been made in regards to this permit? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon 04/24/2025 4:47 pm Gray	Matt's response: Sharon – The permit remains expired as no recorded contact has been made. Best regards, Matias Riojas III Permit Technician
Turn in for Special Master Hearing	Sharon 04/25/2025 4:17 pm Gray	Turn in for Special Masters

Violations

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

Additional Addresses

Address Type:Complainant

Name: Alison Building Department (Alison)
Address: 201 East oak St., Suite 204
Arcadia, FL 34266
Phone: Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 4/24/2025

Parcel: << 03-37-24-0079-0000-0070 (5674) >>

Owner & Property Info

Result: 1 of 1

Owner	BARAJAS HECTOR 1279 SE TOWNSEND AVE ARCADIA, FL 34266		
Site	6224 NW CUL-DE-SAC RD, ARCADIA		
Description*	CUL-DE-SAC ESTATES LOT 7 MPDAF N1/2 OF NE1/4 OF SW1/4 OF SE1/4 AND LESS A STRIP ON E SIDE MPDAF: BEG SE COR OF SAID N1/2 OF NE1/4 OF SW1/4 OF SE1/4 TH N 00D05M45S E ALG E LI OF SAID TRACT 331.68 FT TO NE COR OF SAID TRACT TH S 89D15M30S W AGL N LI OF SAID ...more>>>		
Area	4.57 AC	S/T/R	03-37-24
Use Code**	SINGLE FAMILY (0100)	Tax District	7

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

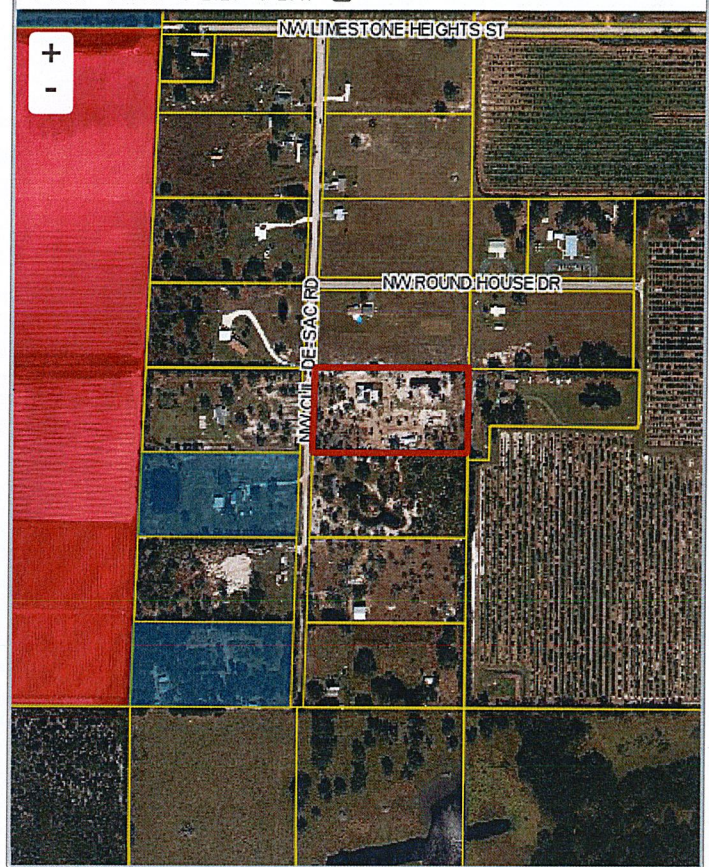
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$114,250	Mkt Land	\$114,250
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$61,991
XFOB	\$0	XFOB	\$1,109
Just	\$114,250	Just	\$177,350
Class	\$0	Class	\$0
Appraised	\$114,250	Appraised	\$177,350
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$114,250	Assessed	\$177,350
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$114,250 other:\$114,250 school:\$114,250	Total Taxable	county:\$177,350 other:\$177,350 school:\$177,350

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
12/21/2022	\$135,000	202214010557	WD	V	Q	01
5/21/2008	\$61,500	200814005191	WD	V	Q	
9/6/2007	\$23,000	200714009231	TX	V	U	
5/5/1998	\$100	406 / 750	WD	V	U	
9/1/1983	\$10,000	195 / 1108	WD	V	U	
4/1/1982	\$1,800	182 / 361	WD	V	U	
2/1/1980	\$1,700	159 / 874	QC	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	CABIN (2650)	2023	368	400	\$20,736
Sketch	CABIN (2650)	2023	640	841	\$40,790

*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
1998	SHED-ES	2023	\$1,109.00	80.00	10 x 8

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0115	SFR ACRES (MKT)	4.570 AC	1.0000/1.0000 1.0000/ /	\$25,000 /AC	\$114,250	RM

* 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: 863-993-4866

Search Result: 1 of 1

© 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: 4/24/2025 and may not reflect the data currently on file at our office.

CD

08

WD ON PLY 100

03

GABLE/HIP 100

12

METAL 100

05

DRYWALL 100

13

PARTO/IAM 100

01

NONE 100

01

NONE 100

1

100

1

100

02

WOOD FRAME 100

1

100

00

N/A 100

0

100

04

ABOVE AVG

0100

SINGLE FAMILY

02

2000

03.00

1.00

/

368

100

368

100

32

50

20,023

871

400

384

20,893

EXTRA FEATURES

DESCRIPTION

BLD CAP

L

W

1 1998

SHED-ES

0

0

10

8

6224 NW CUL-DE-SAC RD, ARCADIA

UNITS

UT

Adj R

80.00 SF

14.00

14.00

100

100

2024

2023

99

1,109

04/20/2016

NK

LAND DESCRIPTION

CLAS

SFR ACRES

0

LOC ZONE

RM

FRONT

0.00

DEPTH

0.00

TOT LND UTS

4.57 AC

UNIT PRICE

25,000.00

TOT ADJ

1.00

% COND

1.00

1.00

25,000.00

114,250

1,109

REVIEW DATE

05/09/2024

BY

KG

Total Acres:

4.57

Total Land Value:

114,250

Market:

0

Agricultural:

0

Common:

114,250

PRINTED 11/06/2024 BY SYS

DESOTO COUNTY PROPERTY VALUATION SUMMARY

PAGE 1 of 2

7

VALUATION BY

Tax Group: 7

Tax Dist:

STANDARD

BUILDING MARKET VALUE

61,991

TOTAL MARKET OBX/F VALUE

1,109

TOTAL LAND VALUE - MARKET

114,250

TOTAL MARKET VALUE

177,350

SOH/AGL Deduction

0

ASSESSED VALUE

177,350

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

177,350

TOTAL JUST VALUE

177,350

INCOME VALUE

63,100

PREVIOUS YEAR MKT VALUE

114,250

RECHECK NEW SFR

PERMIT NUM

DESCRIPTION

AMT

ISSUED

POOLR-15069-2

DR3GROUND POOL O

15,000

05/12/2023

23-5057

60 X 100 POLE B

30,000

05/01/2023

23-3792

60 X 60 SFR

180,000

03/10/2023

SALES DATA

OFF RECORD

Number

DATE

TYPE

Q

V

RSN

SALE PRICE

202214010557

12/21/2022

WD

Q

V

01

135,000

GRANTOR: MEIER OLGARD

GRANTEE: BARAJAS HECTOR

200814005191

5/21/2008

WD

Q

V

61,500

GRANTOR: LEONARD JEFFREY J 401

GRANTEE: MEIER OLGARD

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=110,20] W8 S6 W24 S11 E13 N4 E8 S4 E11 N17

FSP=[YR=2024;ORIG=91,37] E8 N4 W8 S4 \$

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 506900 2024

R 03-37-24-0079-0000-0070

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$1,350.57
COUNTY LAW ENF	.0024399	\$432.72
SCHOOL LRE	.0030960	\$549.08
SCHOOL DISC	.0022480	\$398.68
SOUTHWEST WATER MGMT	.0001909	\$33.86
TOTAL AD-VALOREM:		\$2,764.91

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$160.00
Asmt - FIRE	\$236.00
Asmt - SOLID WASTE	\$91.00
Asmt - SOLID WASTE COLLECT	\$456.26
TOTAL NON-AD VALOREM:	\$943.26

COMBINED TAXES & ASMTS: \$3,708.17

DISCOUNT: \$0.00

UNPAID BALANCE: \$3,819.42

BARAJAS HECTOR

1279 SE TOWNSEND AVE

ARCADIA , FL 34266 - 0000

4.570 ACRES

CUL-DE-SAC ESTATES LOT 7 MPDAF

N1/2 OF NE1/4 OF SW1/4 OF

SE1/4 AND LESS A STRIP ON E

SIDE MPDAF: BEG SE COR OF

FAIR MKT VALUE	\$177,350.00	DIST	7
ASSESS	\$177,350.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$177,350.00		

Exemptions:

Property Address:

6224 NW CUL-DE-SAC R ARCADIA 34266

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
033724007900000070 R		2024	\$2,764.91	\$943.26	N/A	\$0.00	\$3,819.42
033724007900000070 R		2023	\$1,814.51	\$38.00	5/20/2024	\$1,912.41	\$0.00
033724007900000070 R		2022	\$1,049.25	\$38.00	12/19/2022	\$1,054.63	\$0.00
033724007900000070 R		2021	\$621.25	\$38.00	1/3/2022	\$639.47	\$0.00
033724007900000070 R		2020	\$626.89	\$38.00	1/27/2021	\$651.59	\$0.00
033724007900000070 R		2019	\$631.46	\$38.00	12/19/2019	\$649.38	\$0.00
033724007900000070 R		2018	\$634.41	\$38.00	3/18/2019	\$672.41	\$0.00
033724007900000070 R		2017	\$616.34	\$28.00	11/27/2017	\$618.57	\$0.00
033724007900000070 R		2016	\$627.73	\$28.00	11/23/2016	\$629.50	\$0.00
033724007900000070 R		2015	\$672.94	\$30.00	11/18/2015	\$674.82	\$0.00
033724007900000070 R		2014	\$613.53	\$30.00	11/19/2014	\$617.79	0.00

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

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

Property Appraisers Parcel I.D. (Folio) Number(s):
03-37-24-0079-0000-0070
File No.: 2022-31798

WARRANTY DEED

This Warranty Deed, Made the 21 day of December, 2022, by **Olgard Meier**, whose post office address is: **11044 Pinewood Cove Lane, Orlando, FL 32817**, hereinafter called the "Grantor", to **Hector Barajas**, whose post office address is: **1279 SE Townsend Avenue, Arcadia, FL 34266**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **DeSoto** County, Florida, to wit:

LOT 7, CUL-DE-SAC ESTATES, an unrecorded plat of DeSoto County, Florida, being more particularly described as follows:
The North ½ of the NE ¼ of the SW ¼ of the SE ¼ of Section 3, Township 37 South, Range 24 East, DeSoto County, Florida, less a strip of land on the East side described as follows: BEGIN at the Southeast corner of said North ½ of the NE ¼ of the SW ¼ of the SE ¼; thence N 00 degrees 05'45" E along the East line of said tract, 331.68 feet to the Northeast corner of said tract; thence S 89 degrees 15'30" W along the North line of said tract, 21.29 feet; thence S 00 degrees 49'25" E, 331.65 feet to the South line of said tract; thence N 89 degrees 13'08" E along said South line, 15.97 feet to the Point of Beginning. Also subject to a twenty-five (25') foot road easement on the West side.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.
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 2022, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

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

Witness Signature: [Signature]

Printed Name: Dana Obeid

[Signature]
Olgard Meier

Witness Signature: [Signature]

Printed Name: Alba Rivers

State of Florida

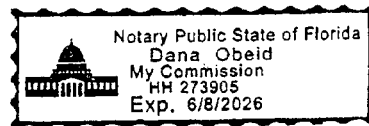
County of ORANGE

The foregoing instrument was acknowledged before me this 21 day of December, 2022 by Olgard Meier, who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature]
Notary Public Signature

Printed Name: Dana Obeid

My Commission Expires: 06/08/2026
(SEAL)



Request: 4431 Entered on: 05/07/2024 08:23 AM By: Sarah Milstead

Customer Information

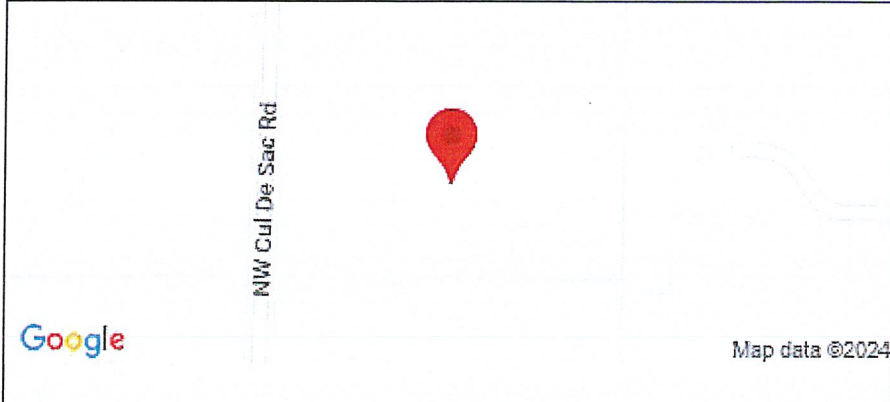
Name: Building Department(Alison)
Address: 201 East oak St., Suite 204
Arcadia, FL 34266

Phone:
Alt. Phone:
Email:

Request Classification

Topic: Expired Building Permit
Status: Open
Assigned to: Sharon Gray
Property Address: 6224 NW Cul De Sac Rd

Request type: Problem
Priority: Normal
Entered Via: Phone

**Property APN:****Description**

PERMIT EXPIRED #BLDR-13792-2023.

Reason Closed**Date Expect Closed:** 05/17/2024**Enter Field Notes Below****Notes:**

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

This email originated outside of Desoto County BOCC. Think before you click!!!

PERMIT #: BLDR-13792-2023

ISSUE DATE: 3/10/2023

LAST INSPECTION: 11/8/2023

PERMIT TYPE: Building (Residential), New Construction

ADDRESS: 6224 CUL-DE-SAC RD

This letter is to inform you that the above referenced permit issued to you as the property owner **expired 5/6/2024**. You will need to renew your permit by re-paying all applicable fees and complete a new permit application. You may be able to request an extension if an extension has not already been granted.

Per Florida Building Code 105.4.1.3 Florida Building Code 105.4.1. *Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.*

If you do not rectify this situation within thirty (30) days from the date of this letter, your permit will be turned over to Code Enforcement. At that time, you will need to reapply and pay new permit fees and/or code enforcement incurred charges.

Please contact the building department at 863-993-4811 if you have any questions regarding this matter.

Thank you.

Alison M. Shuman
Office Manager

Permit Number **BLDR-13792-2023**

Applied Date 02/21/2023

Type Building (Residential) - New Construction

Issued Date 03/10/2023

Project Name

Expiration Date 05/06/2024

Status Expired

Finalized Date

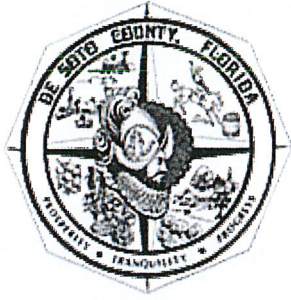
Main Parcel 033724007900000070

Address 6224 NW CUL-DE-SAC RD ARCADIA FL 34266

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

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

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



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

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

COPY

NOTICE to CORRECT VIOLATION

BARAJAS HECTOR
1279 SE TOWNSEND AVE
ARCADIA, FL 34266

RE: 6224 NW CUL-DE-SAC RD
PIN #: 03-37-24-0079-0000-0070
Case No: CE-24-0503

Date: June 11, 2024

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine area patrol and was found to be in violation of the below listed Ordinance(s):

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

Facts constituting violation (including date, time, and place of violation): On at **12:40 pm**, the property located at **6224 NW CUL-DE-SAC RD** was visited and revealed the following:

Your permit #BLDR-13792-2023 has expired for the new single family residence. Please contact the Building Department at 863-993-4811 to renew your expired permit.

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

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits Due by: June 25, 2024

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: 9589071052701588385104

9589 0710 5270 1588 3851 04

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	\$ 4.40
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 3.65
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 6.40
Total Postage and Fees	\$ 14.45

ARCADIA FL 34266
JUN 11 2024
266-USPS

Hector Barajas
1279 SE Townsend Ave
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:

Hector Barajas
1279 SE Townsend Ave
Arcadia, FL 34266

2. Article Number (Transfer from service label)

9589 0710 5270 1588 3851 04

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Ana L. Magana* ☐ Agent ☐ Address

B. Received by (Printed Name)
Ana L. Magana

C. Date of Delivery
JUN 11 2024

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	
☐ Insured Mail	

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

BARAJAS HECTOR
1279 SE TOWNSEND AVE
ARCADIA, FL 34266

RE: 6224 NW CUL-DE-SAC RD
PIN #: 03-37-24-0079-0000-0079
Case No: CE-24-0503

Date: June 11, 2024

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):

LDH 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 at **12:49 pm** the property located at **6224 NW CUL-DE-SAC RD** was visited and revealed the following:

Your permit #BLDR-13792-2023 has expired for the new single family residence. Please contact the Building Department at 863-993-4811 to renew your expired permit.

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

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits **Due by: June 12, 2024**

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which may 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, the case may be presented to the Special Magistrate if the violation has been corrected.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violation 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. The Special Magistrate will, as a result of the hearing, it is determined that your property is not in violation, you would not be assessed.

If you have any questions concerning this matter, please contact: Clerk, Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266. Telephone (863) 491-6165 or email: clerk@desotocountyfla.com

Sincerely,
Sharon Gray
Sharon Gray
County Enforcement Officer

06/11/2024 13:44

SHARON GRAY
6224 NW CUL-DE-SAC RD



NOTICE

DESOTO COUNTY
COUNTY CLERK

201 East Oak Street, Suite 204
Arcadia, FL 34266

Date: June 11, 2024

Re: Notice to Correct Violation

Re: Notice to Correct Violation

Re: Notice to Correct Violation

Re: Notice to Correct Violation

Re: Notice to Correct Violation

Re: Notice to Correct Violation

Re: Notice to Correct Violation

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Re: Notice to Correct Violation

Re: Notice to Correct Violation

Re: Notice to Correct Violation

06/11/2024 13:44

SHARON GRAY
6224 NW CUL-DE-SAC RD



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 6/11/2024 @ 1:44 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

BARAJAS HECTOR

1279 SE TOWNSEND AVE

ARCADIA, FL 34266

at the following location(s): 6224 NW CUL-DE-SAC RD

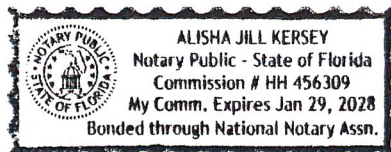
I declare under penalty of perjury that the forgoing is true and correct.

DATE: June 11, 2024

affiant

Sharon Gray

Sworn to and subscribed before me this 12th day of June, 2024 by
Sharon Gray who is personally known OR Produced Identification



Alisha Jill Kersey
Notary Public

Sharon Gray

From: Matias Riojas
Sent: Thursday, April 24, 2025 4:47 PM
To: Sharon Gray
Cc: Building Dept
Subject: RE: BLDR-13792-2023 New Single Family Residence at 6224 NW Cul-De-Sac Rd

Sharon –

The permit remains expired as no recorded contact has been made.

Permit Type *

Building (Residential)

Project

Work Class *

New Construction

District *

DeSoto County

Status *

Expired

X

Assigned To

Square Feet

3600

Best regards,

Matias Riojas III

Permit Technician

DeSoto County Board of County Commissioners

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

Desk: 863-993-4811

Fax: 863-491-6163

m.riojas@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Thursday, April 24, 2025 2:59 PM
To: Matias Riojas <m.riojas@desotobocc.com>
Subject: FW: BLDR-13792-2023 New Single Family Residence at 6224 NW Cul-De-Sac Rd

Matt,

Just checking on the status of this permit. Has any recent contact been made in regards to this permit?

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: Juana Sanchez
Sent: Wednesday, February 12, 2025 1:30 PM
To: Sharon Gray <s.gray@desotobocc.com>; Building Dept <Building@desotobocc.com>
Subject: RE: BLDR-13792-2023 New Single Family Residence at 6224 NW Cul-De-Sac Rd

Good afternoon,

The subject referenced permit shows as expired since 7/30/2024. There is no record of contact from the property owner regarding the permit.

*****In observance of President's Day, the Building Department will be closed on Monday, February 17th, 2024. We will continue our regular business hours on Tuesday, February 18th, 2024.*****



Sincerely,

Juana Sanchez

Permit Technician – Building Department
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-993-4811
Fax: 863-491-6163
j.sanchez@desotobocc.com
www.desotobocc.com



From: Sharon Gray
Sent: Wednesday, February 12, 2025 1:22 PM
To: Building Dept <Building@desotobocc.com>
Subject: BLDR-13792-2023 New Single Family Residence at 6224 NW Cul-De-Sac Rd

This email originated inside of Desoto County BOCC.

Hello,

Checking the status and to see if any other additional contact has been made in regards to permit# BLDR-13792-2023 for the construction of single family residence at 6224 NW Cul-De-Sac Rd?

Permit Number BLDR-13792-2023

Applied Date 02/21/2023

Type Building (Residential) - New Construction

Issued Date 03/10/2023

Project Name

Expiration Date 07/30/2024

Status Expired

Finalized Date

Main Parcel 033724007900000070

Address 6224 NW CUL-DE-SAC RD ARCADIA FL 34266

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



Public Information

Search

All



for

BLDR-13792-2023

Exact Phrase ☒

 Search

Reset

 Export

Found 1 result

[Next \(\)](#) | [Top \(\)](#) | [Paging Options \(\)](#) | [Filter Options \(\)](#) | [Main Menu \(\)](#)



Permit Number BLDR-13792-2023

Applied Date 02/21/2023

Type Building (Residential) - New Construction

Issued Date 03/10/2023

Project Name

Expiration Date 07/30/2024

Status Expired

Finalized Date

Main Parcel 033724007900000070

Address 6224 NW CUL-DE-SAC RD ARCADIA FL 34266

DESOTO COUNTY BUILDING DEPARTMENT ♦ PERMIT APPLICATION

201 E. Oak St. Suite #204 ♦ Arcadia, Florida 34266 ♦ Phone: (863) 993-4811 ♦ Fax (863) 491-6163

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

Owner Hector Barajas Phone 1 813 545-8671 Contractor _____ Phone _____
 Mailing Address 1337 SE Walston Av. Mailing Address _____
 Email newdora19@gmail.com Email _____
 Parcel # _____
 Project Street Address 6224 Cul-de-Sac Rd.
 Directions to Project _____

Description of Project Open Land / Lot Power Co ☒ FPL ☐ PEACE RIVER
 Intended Use Building Construction Contract Cost \$180,000

Fee Simple Titleholder's Name and Address (If other than the Owner) _____

Bonding Company's Name and Address _____

Architect/Engineer's Name and Address Robert Welsh 223 Taylor St. Punta Gorda 33950

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 applicants equipment and bona fide staff personnel of the applicant.

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

HB 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 \$2,500 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.

Hector Barajas 11/4/2023
 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 4th day
 of January 2023 by Hector Barajas.

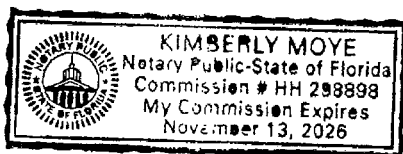
STATE OF FLORIDA, COUNTY OF _____
 Sworn to (or affirmed) and subscribed before me by means of []
 physical presence or [] online notarization, this _____ day
 of _____, 20____, by _____.

Kimberly Moye
 Notary Signature

 Notary Signature

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

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



**DESOTO COUNTY BUILDING DEPARTMENT
OWNER-BUILDER DISCLOSURE STATEMENT**
Pursuant to Florida Statute 489.103.7 c

BY SIGNING THIS STATEMENT, I ATTEST THAT: *(Initial to the left of each statement)*

HB I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.

HB I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.

HB I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.

HB I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

HB I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

HB I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

BB I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

HB I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

HB I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

HB I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (850) 487-1395 or www.myfloridalicense.com for more information about licensed contractors.

HB I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address:

HB I agree to notify **DeSoto County Building Department** immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

HB Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

HB Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

I, Hector Barajas, do hereby state that I am qualified and capable of performing the requested construction involved with the permit application filed and agree to the conditions specified above.

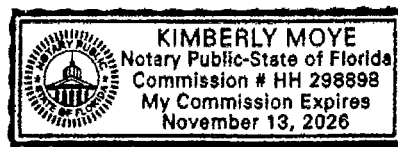
Hector Barajas
Signature of Owner-Builder

1/4/2023
Date

STATE OF FLORIDA
COUNTY OF Desoto

The foregoing instrument was signed and sworn before me via ☐ physical presence OR ☐ online notarizations this 4th day of January, 2023 by Hector Barajas.

Personally known X or
Produced Identification _____
Type of identification produced. _____



Kimberly Moye
Notary Public-State of Florida

Commission No: HH 298898

A violation of this exemption is a misdemeanor of the first degree punishable by a term of imprisonment not exceeding 1 year and a \$1,000.00 fine in addition to any civil penalties. In addition, the local permitting jurisdiction shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued.

**DeSoto County Building Department
Contractor Assignment and Authorization Form**

This form is to be submitted at the time of Permit Application and must be completed with all applicable original signatures. By signing this form, the contractor accepts responsibility for work performed by authorization of the permit issued for this project and agrees to comply with all applicable laws, codes, ordinances, and regulations that govern the work. An owner may sign only if eligible by law to perform such work.

JOB SITE ADDRESS 6224 Cul-de-sac Rd. PERMIT # _____

Permit Type	Contractor's Company Name	License Number	Contractor's Signature	Date
Building	<i>Hector Barajas</i>	<i>Hector Barajas</i>		
Mobile Home				
Electrical	<i>Hector Barajas</i>		<i>Hector Barajas</i>	
Plumbing	<i>Hector Barajas</i>		<i>Hector Barajas</i>	
Mechanical	<i>Hector Barajas</i>		<i>Hector Barajas</i>	
Aluminum				
Gas				
Roofing				
Drywall				
Carpentry				
Masonry				
Concrete				
Demo				
Fire Alarm				
Fire Sprinkler				
Other				

Sharon Gray

From: Alison Shuman
Sent: Thursday, September 12, 2024 10:09 AM
To: Sharon Gray; Building Dept
Subject: RE: BLDR-13792-2023 - 6224 NW Cul-De-Sac

The permit remains expired; we have no documentation showing that anyone has reached out in regards to renewing the 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, September 12, 2024 9:30 AM
To: Building Dept <Building@desotobocc.com>
Subject: BLDR-13792-2023 - 6224 NW Cul-De-Sac

This email originated inside of Desoto County BOCC.

Just checking on the status of permit# BLDR-13792-2023 and to see if anyone has contacted the building department in regards to this expired permit.

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

