

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 23-0895
CE 23-0895

BREVARD AVENUE ENTERPRISES LLC
Respondents,

TO: BREVARD AVENUE ENTERPRISES LLC
519 S BREVARD AVE
ARCADIA FL 34266

RE: 1525 SW PRICE CHILD ST, ARCADIA FL 34266

NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Non-Compliance, (copy attached) alleging that you have failed to comply with the order entitled FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered on September 9, 2025, and previously provided to you by mail.

The Special Master hearing has been set for June 18, 2026 at 11:00 am or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.

If you have cleared the violation by the time stated in the Final Order dated on October 9, 2025, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be canceled, and you will not be required to appear.

IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.

Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.

If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing. If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.

In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.

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

If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.

If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.

If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this ____ day of _____, 2026.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) ____ Certified Mail, Return Receipt Requested/ or ____ Regular U.S. Mail on this ____ day of _____, 2026.

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

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 23-0895
CE 23-0895

BREVARD AVENUE ENTERPRISES LLC
Respondents,

TO: ZABEN, ABDALRAHIM
516 BREVARD AVE
ARCADIA FL 34266

RE: 1525 SW PRICE CHILD ST, ARCADIA FL 34266

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

Special Master Mandatory Imposition of Lien Hearing Checklist

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

? or N/A	Respondents Name <u>BREVARD AVENUE ENTERPRISES LLC</u> Case # <u>23-0895</u> Site Address <u>1525 SW PRICE CHILD ST</u> Respondent's Mailing Address <u>519 S BREVARD AVE ARCADIA, FL 34266</u>
/	Case Notes in date order
/	Case Cost for Lien Hearing to date
/	Copies of receipts, if any, for any payments of or towards initial case cost
/	Property card after being verified
/	Tax Record after being verified
/	Deed Information after being verified
/	Complaint/Request
/	Affidavit of Non-Compliance
/	Copy of Facts and Finding from the original Special Master Hearing
/	Photographs of site visits in support of the case
N/A	Any correspondence to or from the Respondent or the Respondent's representative
/	Additional documentation that will be referenced or presented during the Mandatory Imposition of Lien Hearing (IE, Division of corporate information, Certificate of Use from Planning and Zoning, copies of permits, Right-of-Way (R.O.W.) forms, etc.)

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

_____ Only the following violations will be referenced in the Notice of Mandatory Hearing:

Section DCCO 13-29 of the County Code for Certificate of Occupancy

_____ 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

Building permit was complete, but NO CO.

Officer's Name Turnbull Thomas

Special Master Hearing on: June 18, 2026

Reviewed by:

Date: 5/14/26

SMCE 23-0895

Code Enforcement Case: CE-23-0895

Entered on: 12/06/2023 09:27 AM

Printed on: 05/12/2026

Topic: Garbage and Debris
 Due Date: 05/13/26
 Initiated by: Citizen
 Hearing Date: 08/28/2025
 SM Case No: 23-0895

Status: Open - Turn in for SM
 Assigned To: Thomas Turnbull
 Area #: RMF-6
 Hearing Time: 11:00 am

Permit

Permit #: _____ Business name: _____ License #: _____

Property Location

Occupant Name:

Address: 1525 SW PRICE CHILD ST , 34266

Phone:

APN : 01-38-24-0000-0440-0000

Cell #:

Owner Information

Owner Name: BREVARD AVENUE ENTERPRISES LLC

Address: 519 S BREVARD AVE
 ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	11/30/2023	1:08 pm	Request 3984-Darryl & Cynthia Trawick - Trash at the rental property on Price Childs.
Inspection / Site Visit	Thomas Turnbull	12/04/2023	10:04 am	there are appliances and debris, Took photos
Phone Call	Thomas Turnbull	12/07/2023	12:28 pm	Left a message with MR Zaben about the debris on the property.
Inspection / Site Visit	Thomas Turnbull	12/21/2023	9:07 am	There are appliances in the yard. Took photos.
Phone Call	Thomas Turnbull	12/21/2023	11:00 am	Talk with MR Zaben about the appliances, he will have the property clean up.
Inspection / Site Visit	Thomas Turnbull	01/05/2024	10:21 am	They are still in violation; I will send a N2C. Took photos.
Notice of Violation	Thomas Turnbull	01/08/2024	8:05 am	> Inspection Time:10:21 am, Send to (Owner - Cert no=70201810000113017239, Agent of Process - ZABEN, ABDALRAHIM - Cert no=70201810000113017246), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	01/08/2024	9:14 am	Posted the N2C and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	01/19/2024	10:29 am	They are still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	02/02/2024	10:14 am	They are still in violation, took photos.
Case Notes	Thomas Turnbull	02/09/2024	2:42 pm	The title search was done, copy in the file.
Inspection / Site Visit	Thomas Turnbull	03/05/2024	9:34 am	They are still in violation with the debris. Took photos.
Inspection / Site Visit	Thomas Turnbull	04/25/2024	11:18 am	They are still in violation, Took photos. Need to check on the foreclose on the property.
Inspection / Site Visit	Thomas Turnbull	05/14/2024	10:34 am	They are still in violation, took photos.
E-mail Correspondence	Sarah Milstead	06/03/2024	1:59 pm	This permit is still expired, since 1/16/2023. Permit requires: • Renewal Fees • Mechanical Subcontractor • A+

Environmental must update Liability COI • Terry's Mobile Home Set Up must provide updated Liability COI, Installer license, and Worker's Compensation COI. • Note from Tara in zoning states that a survey is required. • Will need final septic inspection • Solid Waste Collection Fees paid

Inspection / Site Visit	Thomas Turnbull	07/17/2024 9:03 am	The building permit is still expired and no CO on the home, with trash and debris in the yard. Took photos.
Notice of Violation	Thomas Turnbull	07/17/2024 2:36 pm	> Inspection Time:9:03 am, Send to (Owner - Cert no=9589071052701588388174,Agent of Process - ZABEN, ABDALRAHIM - Cert no=9589071052701588388150), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	07/18/2024 8:57 am	Posted a new N2C and mail out the letters, took photos.
Return Receipt Received	Sarah Milstead	07/26/2024 1:56 pm	Green card received back into office.
Inspection / Site Visit	Thomas Turnbull	07/30/2024 9:17 am	They are still in violation, took photos. will turn into special master hearing.
Phone Call	Thomas Turnbull	07/30/2024 11:41 am	Kim called and said she will work on the violation. 863-244-3763
Inspection / Site Visit	Thomas Turnbull	09/10/2024 9:18 am	The building permit is still expired and still in violation. Took photo.
Inspection / Site Visit	Thomas Turnbull	10/01/2024 10:16 am	They are still in violation on the property. Took photos.
Inspection / Site Visit	Thomas Turnbull	10/23/2024 9:02 am	They are still in violation, took photo.
Inspection / Site Visit	Thomas Turnbull	12/11/2024 9:19 am	It is still in violation, took photo.
Inspection / Site Visit	Thomas Turnbull	01/31/2025 12:59 pm	The property is still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	02/28/2025 9:29 am	They are still in violation, took photo.
Inspection / Site Visit	Thomas Turnbull	03/28/2025 9:47 am	The building permit is still expired, debris in the back yard and no CO for people to live on the property. Took photos.
Inspection / Site Visit	Thomas Turnbull	04/08/2025 9:02 am	They are still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	04/30/2025 9:15 am	They are still in violation, took photos. Need to turn into special master hearing.
Inspection / Site Visit	Thomas Turnbull	05/19/2025 9:13 am	They are still in violation, took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	05/19/2025 1:00 pm	Turn in for review for special master hearing.
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	05/20/2025 8:55 am	Please prepare an affidavit of violation and Notice of Mandatory Hearing for August 28, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Affidavit of Violation	Thomas Turnbull	05/20/2025 10:09 am	> Instrument No:201914002633,
Notice of Mandatory Hearing	Thomas Turnbull	05/20/2025 10:15 am	Send to (Owner - Cert no=9589071052700462269271,Agent of Process - ZABEN, ABDALRAHIM - Cert no=9589071052700462269288)
Proof of Posting	Thomas Turnbull	05/20/2025 10:21 am	Send to (Owner - Cert no=9589071052700462269271,Agent of Process - ZABEN, ABDALRAHIM - Cert no=9589071052700462269288)
Affidavit of Violation	Thomas Turnbull	05/20/2025 12:09 pm	> Instrument No:201914002633,
Submitted for entry into Legistar	Thomas Turnbull	05/20/2025 12:45 pm	Turn in for Legistar

Entered into Legistar for Hearing Agenda	Jill Kersey	05/22/2025	9:02 am	
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	05/28/2025	9:03 am	Posted both notice for the hearing and took photos.
Return Receipt Received	Thomas Turnbull	06/02/2025	1:45 pm	Both green cards were signed and returned.
Inspection / Site Visit	Thomas Turnbull	06/25/2025	9:30 am	They are still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	07/22/2025	10:26 am	The property is still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	08/06/2025	11:04 am	The property is still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	08/13/2025	8:49 am	They are still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	08/20/2025	8:32 am	They are still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	08/27/2025	8:15 am	The building permit was renewed, but they are still having someone living in the home. There is debris still on the property. Took photos.
Special Master Hearing	Thomas Turnbull	08/28/2025	11:00 am	Respondent present. In violation, correction violation within 30 days of order. 2-years C&D. Non-Compliance fine up to \$250.00 per day, per violation. Case cost \$68.79 to be paid in 30 days of order.
Case Cost Paid in Full	Sarah Milstead	09/02/2025	10:56 am	Paid the Case cost of \$68.79 gave me \$69.00 gave her back 0.21 back. SMM
Special Master Facts and Findings	Thomas Turnbull	09/10/2025	4:12 pm	The order was signed on 9/9/2025, they 30 days to comply. The order was mail out.
Return Receipt Received	Sarah Milstead	09/18/2025	2:00 pm	Green card received back into the office (owner and agents).
Inspection / Site Visit	Thomas Turnbull	10/09/2025	10:05 am	They permit was renew and new expire date is 3/30/2026, it was not final. Took photo.
Case Notes	Thomas Turnbull	03/31/2026	8:12 am	The building permit has been complete. They just need to have a certificate of occupancy. have until 4/28/2026
Inspection / Site Visit	Thomas Turnbull	04/29/2026	8:57 am	They have not got a certificate of occupancy, took photo. need to turn in for special master hearing.
Inspection / Site Visit	Thomas Turnbull	05/08/2026	9:15 am	They still have no CO for the home. took photo.
Special Master Mandatory Imposition of Lien Hearing Checklist	Thomas Turnbull	05/12/2026	3:14 pm	Send to (Owner)
Affidavit of Non Compliance for Lien Hearing	Thomas Turnbull	05/12/2026	3:16 pm	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	05/12/2026	3:36 pm	Turn in for Lien Hearing in June.

Violations

#	Violation Type	Due Date	Status	Closed Date
1	DCCO 13-29 - Certificate of Occupancy Corrections Required:obtain a certificate of occupancy or certificate of compliance		Open	

Additional Addresses

Address Type:Complainant Name:Darryl & Cynthia Trawick Address:1768 SW TRAWICK AVE Arcadia, FL 34266 Phone:494.2470 Cell #:	Address Type:Agent of Process Name:ZABEN, ABDALRAHIM Address:519 S BREVARD AVE ARCADIA, FL 34266-0000 Phone:863-558-1454 Cell #:
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Fees

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	08/28/2025	68.79		Case cost
Case Cost - Paid in Full	09/02/2025	68.79	68.79	Paid in cash gave me \$69.00 gave back 0.21. On Sep. 2, 2025 by SMM
		68.79	68.79	

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of photos @ \$.15 per photo	73	\$	10.95
SERVICE	Number of Certified letters @ \$6.11 per letter	4	\$	38.56
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	2	\$	19.28
		TOTAL	\$	68.79

X _____ PROPERTY CARD
 X _____ TAX RECORD
 X _____ DEED

7/26/2024 _____ N2C GREEN CARD RETURN DATE
 _____ HEARING GREEN CARD RETURN DATE

Accepted	Rejected
XX	XX

✓

DESOTO COUNTY BOCC
 863-993-4800

REC#: 00246479 9/02/2025 10:52 AM
 OPER: SM TERM: 040
 REF#:

TRAN: 9.1000 CODE ENF CASE COST
 CE&SM #23-0895 BREVARD, A
 1525 SW PRICE CHILD ST
 001-00003540010000
 CODE ENFORCEMENT FI 68.79CR

TENDERED: 69.00 CASH
 APPLIED: 68.79-

CHANGE: _____ 0.21

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values
updated: 5/7/2026

Parcel: << 01-38-24-0000-0440-0000 (9540) >>

Owner & Property Info

Result: 6 of 14

Owner	BREVARD AVENUE ENTERPRISES LLC 519 S BREVARD AVE ARCADIA, FL 34266		
Site	1525 SW PRICE CHILD ST, ARCADIA		
Description*	BEG SW COR OF NE1/4 OF SW1/4 TH E ON LAND LI 1030 FT TH N 25 FT TO 4 IN X 4 IN CONC POST TH N 300 FT TO IRON STAKE TH E 175 FT TO POB TH S 150 FT TH E 20 FT TH N 210 E & // TO W LI ACL RR R/W 160 FT TH W 75 FT TO POB INST:201614002625 INST:201914002633		
Area	0.253 AC	S/T/R	01-38-24
Use Code**	MULTI-FAMILY < 10 UT (0800)	Tax District	7

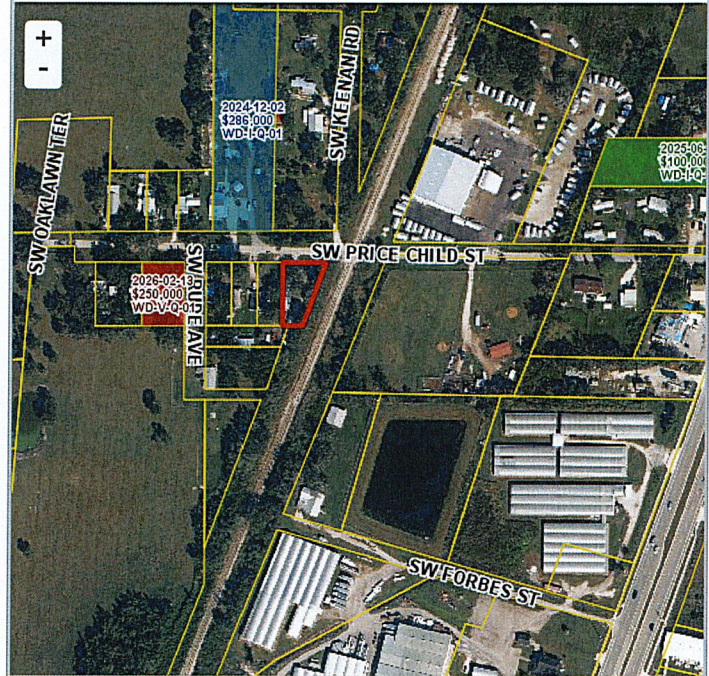
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$8,000	Mkt Land	\$8,000
Ag Land	\$0	Ag Land	\$0
Building	\$68,077	Building	\$73,254
XFOB	\$2,850	XFOB	\$2,850
Just	\$78,927	Just	\$84,104
Class	\$0	Class	\$0
Appraised	\$78,927	Appraised	\$84,104
SOH/10% Cap	\$19,704	SOH/10% Cap	\$18,959
Assessed	\$59,223	Assessed	\$65,145
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$59,223 other:\$59,223 school:\$78,927	Total Taxable	county:\$65,145 other:\$65,145 school:\$84,104

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
4/18/2019	\$100	201914002633	QC	I	U	11
5/31/2016	\$225,000	201614002625	WD	I	Q	05 (Multi-Parcel Sale) - show
9/24/2004	\$187,500	553 / 297	WD	I	Q	
4/20/2000	\$0	452 / 778	QC	I	U	
12/11/1991	\$4,000	290 / 562	WD	I	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HM (0800)	1984	924	1227	\$57,242
Sketch	CABIN (2650)	2010	432	457	\$10,168
Sketch	CABIN (2650)	2022	112	112	\$4,310

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
1775	MH-CONN	1984	\$2,850.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0800	MULTI-FAM (MKT)	1.000 UT (0.253 AC)	1.0000/1.0000 1.0000/ /	\$8,000 /UT	\$8,000	RMF-6

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

Search Result: 6 of 14

BEG SW COR OF NE1/4 OF SW1/4
TH E ON LAND LI 1030 FT TH N
25 FT TO 4 IN X 4 IN CONC POST

BREVARD AVENUE ENTERPRISES LLC
519 S BREVARD AVE
ARCADIA, FL 34266

2025

01-38-24-0000-0440-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	01	MINIMUM 100		0800	02	1,030	95.0000	95.00	97,850	1984	1984	0	0	0	40.00	60.00	Tax Group: 7 Tax Dist: STANDARD BUILDING MARKET VALUE 73,254 TOTAL MARKET OB/XF VALUE 2,850 TOTAL LAND VALUE - MARKET 8,000 TOTAL MARKET VALUE 84,104 SOH/AGL Deduction 18,959 ASSESSED VALUE 65,145 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 65,145 TOTAL JUST VALUE 84,104 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 78,927												
Roof Structur	03	GABLE/HIP 100		1 MOBILE HM 0% - 2021												Heated Area: 924 HX Base Yr													
Roof Cover	12	METAL 100														SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 201914002633 4/18/2019 QC U I 11 100 GRANTOR: GARCIA EMILIO RESENDI GRANTEE: BREVARD AVENUE ENTE 201614002625 5/31/2016 WD Q I 05 225,000 GRANTOR: CANTRELL SANDRA L GRANTEE: GARCIA EMILIO RESEN													
Interior Wall	04	PLYWOOD 100																											
Interior Floor	02	MIN PLYWD 100																											
Air Condition	02	WINDOW 100																											
Heating Type	01	NONE 100																											
Bedrooms	3		100		TOTALS 1,227 1,030 58,710												BUILDING NOTES ID# 10L17375 NEEDS RP BUILDING DIMENSIONS BAS=[YR=2021;ORIG=90,4] W14 S37 S18 S11 E14 N66 S STP=[YR=2021;ORIG=76,59] W7 U18L1 E8 S18 S STP=[YR=2021;ORIG=69,59] W5 D16R1 E10 N16 W6 S												
Bathrooms	2		100		EXTRA FEATURES										LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D PPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV 1 0800 C MULTI-FAM 0 0 0 0 RME-5 0.00 0.00 1.00 UT 1.00 1.00 1.00 8,000.00 8,000.00 8,000														
Units	0		100		QUALITY 03 AVERAGE DOR CODE 0800 MULTI-FAMILY < 10 UT MAP NUM MKT AREA 03 NEIGHBORHOOD/LOC 300004.00 1.00/										REVIEW DATE 01/06/2021 BY KG Total Acres: 0.25 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 10/22/2025 BY SYS														

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 859400 2025

R 01-38-24-0000-0440-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$447.38
COUNTY LAW ENF	.0029406	\$191.57
SCHOOL LRE	.0030330	\$255.09
SCHOOL DISC	.0022480	\$189.07
SOUTHWEST WATER MGMT	.0001831	\$11.93
TOTAL AD-VALOREM:		\$1,095.04

**BREVARD AVENUE ENTERPRISES LLC
519 S BREVARD AVE
ARCADIA , FL 34266**

0.253 ACRES
BEG SW COR OF NE1/4 OF SW1/4
TH E ON LAND LI 1030 FT TH N
25 FT TO 4 IN X 4 IN CONC POST
TH N 300 FT TO IRON STAKE TH E

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$345.00
Asmt - FIRE	\$435.00
Asmt - SOLID WASTE	\$136.50
Asmt - SOLID WASTE COLLECT	\$717.90
TOTAL NON-AD VALOREM:	\$1,634.40

FAIR MKT VALUE	\$84,104.00	DIST	7
ASSESS	\$65,145.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$65,145.00		

COMBINED TAXES & ASMTS: \$2,729.44
DISCOUNT: \$0.00
UNPAID BALANCE: \$2,815.64

Exemptions:

Property Address:
1525 SW PRICE CHILD ARCADIA 34266

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2024	R	858800-I	\$2,671.95	\$193.18	\$2,865.13	614 I
Total Due					\$2,865.13	

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

Tax Roll Property Summary

Parcel	Roll Type	Year	Original	Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
013824000004400000	R	2025	\$1,095.04	\$1,634.40		N/A	\$0.00	\$2,815.64
013824000004400000	R	2024	\$1,028.60	\$1,414.89		N/A	\$0.00	\$2,865.13
013824000004400000	R	2023	\$981.71	\$1,394.46		3/2/2026	\$3,045.96	\$0.00
013824000004400000	R	2022	\$849.84	\$909.34		4/7/2025	\$2,224.92	\$0.00
013824000004400000	R	2021	\$695.94	\$896.32		1/2/2024	\$1,842.02	\$0.00
013824000004400000	R	2020	\$260.49	\$38.00		4/12/2021	\$307.44	\$0.00
013824000004400000	R	2019	\$166.41	\$38.00		8/14/2020	\$259.33	\$0.00
013824000004400000	R	2018	\$167.23	\$38.00		11/30/2018	\$197.02	\$0.00
013824000004400000	R	2017	\$162.52	\$28.00		12/29/2017	\$184.80	\$0.00
013824000004400000	R	2016	\$193.59	\$390.50		12/30/2016	\$566.57	\$0.00
013824000004400000	R	2015	\$204.05	\$311.50		5/9/2016	\$534.98	0.00
013824000004400000	R	2014	\$185.28	\$287.50		5/9/2016	\$650.19	0.00



Return to:

Name: Abdal Rahim Zaben
Address: 519 S. Brevard Ave.,
Arcadia, FL 34266

Inst: 201914002633 Date: 04/22/2019 Time: 3:47 PM
Nadia K. Daughtrey,
Clerk of Court Desoto. County. By: RB
Deputy Clerk Doc Stamp-Deed: 0.70

This Instrument Prepared by: Emilio Garcia

Property Appraisers Parcel I.D. (Folio) Number(s): 01-38-24-0000-0441-0000, 01-38-24-0000-0440-0000, 01-38-24-0000-0400-0000, 01-38-24-0000-0330-0000, 01-38-24-0000-0320-0000

QUITCLAIM DEED
(INDIVIDUAL)

THIS INDENTURE, Made this 18th day of April, 2019, by and between **Emilio Resendiz Garcia, Ma Guadalupe Ledezma, and Ernesto Funes, as joint tenants with full rights of survivorship and not as tenants in common** whose post office address is: **1830 Maravilla Ave., Apt. 312, Fort Myers, FL 33901** hereinafter called the grantor.

to **BREVARD AVENUE ENTERPRISES LLC** whose post office address is: **519 S. Brevard Ave., 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:

SEE ATTACHED EXHIBIT A

****NOTE: This deed is subject to that certain Mortgage recorded in the Public Records of DeSoto County, Florida on May 31, 2016 as Instrument # 201614002626, and Mortgage Assumption Agreement being recorded following this Deed****

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness: *Diana L. Heitman*
Witness Name Printed: **Diana L. Heitman**

Emilio Resendiz Garcia
Emilio Resendiz Garcia

Witness: *Tosha Morales*
Witness Name Printed: **Tosha Morales**

Witness: *Tosha Morales*
Witness Name Printed: **Tosha Morales**

Ma Guadalupe Ledezma
Ma Guadalupe Ledezma

Witness: *Barbie Hinojosa*
Witness Name Printed: **Barbie Hinojosa**

Witness: *Tosha Morales*
Witness Name Printed: **Tosha Morales**

Ernesto Funes
Ernesto Funes

Witness: *Barbie Hinojosa*
Witness Name Printed: **Barbie Hinojosa**

STATE OF **Florida**
COUNTY OF **DeSoto**

The foregoing instrument was acknowledged before me this, 18th day of April, 2019 by **Emilio Resendiz Garcia, Ma Guadalupe Ledezma, Ernesto Funes**. They are personally known to me or have produced driver license(s) as identification.

My Commission Expires:

Tosha Morales
Printed Name:
Notary Public

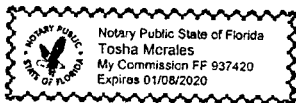


Exhibit "A"

Tract I: Commence at the NE corner (iron) of the NE 1/4 of the SW 1/4 of Section 1, Township 38 South, Range 24 East, DeSoto County, Florida, and run S1°45"E 1030 feet to a point in the ACL RR right of way; thence S88° West 124.6 feet to the P.O.B.; thence South 150 feet; thence S88° West 60 feet; thence North 150 feet; thence N88° East 60 feet to the P.O.B.

Tract II: Begin at the SW corner of the NE 1/4 of SW 1/4 and run East on land line 1030 feet; thence N 25 feet to a 4" x 4" concrete post; thence run North 300 feet to an iron stake; thence E 175 feet to P.O.B.; thence S 150 feet; thence E 20 feet; thence N 21° East parallel to the West line of ACL R/W and 30 feet therefrom 160 feet; thence W 75 feet to P.O.B. All lying and being in Section 1, Township 38, Range 24 East, DeSoto County, Florida.

Tract III: Commence at the SW corner of NE 1/4 of SW 1/4 of Section 1, Township 38 South, Range 24 East, thence run East on land 1030 feet; thence North 25 feet to a 4" concrete post; thence continue North 100 feet to P.O.B.; thence from the East side of a street run East 178 feet to the West side of a street; thence run Northerly along said Street to a point 50 feet North of the South line; thence run West from said Street 195 feet to the East side of a Street; thence run South along the East side of a said Street 50 feet to P.O.B. All lying and being in DeSoto County, Florida.

Tract IV: A part of the NE 1/4 of the SW 1/4 of Section 1, Township 38 South, Range 24 East, DeSoto County, Florida, more particularly described as follows:

Commencing at the SW corner of said NE 1/4 of SW 1/4 of said Section 1, of Township 38 South, Range 24 East, thence East on the land line 1030 feet; thence North 25 feet to a 4"x4" concrete corner; thence North 300 feet to an iron stake; thence East 60 feet to the point of beginning; thence South 150 feet; thence East 55 feet; thence North 150 feet; thence West 55 feet to the P.O.B.

Tract V: Begin at the NE corner of NE 1/4 of SW 1/4 of Section 1, Township 38 South, Range 24 East run S1°45'E a distance of 1030.40 feet to a point in ACL Railroad (now Seaboard Coast Line Railroad); thence S88°00'W, 241.4 feet to the P.O.B.; thence S88°00'W, 60 feet to a point; thence South 150 feet; thence Easterly 60 feet; thence Northeasterly 150 feet to P.O.B.

Together with 1970 Singlewide Mobile Home ID # BOK31343 Title # 3928530

Customer Information

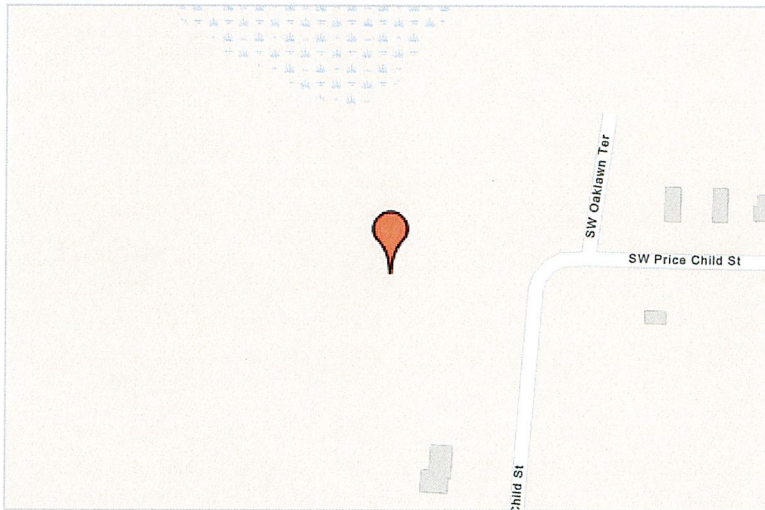
Name: Darryl & Cynthia Trawick
Address: 1768 SW TRAWICK AVE
Arcadia, FL 34266

Phone: 494.2470
Alt. Phone:
Email:

Request Classification

Topic: Accumulation of Garbage / Refuse
Status: Closed
Assigned to: Thomas Turnbull
Property Address: SW Price Child St

Request type: Problem
Priority: Normal
Entered Via: Phone



Time of Day:
Property APN:
Retention Disposition Date
Date File Scanned into DocuShare:

Description

Trash at the rental property on Price Childs.

Reason Closed

Turn into a code case, number CE 23-0895

Date Expect Closed: 12/10/2023

Date Closed: 12/06/2023 09:28 AM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Turnbull, Thomas** hereby notifies the Special Master that the previous order of the Special Master (**CE 23-0895**) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

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

DCCO 13-29 Certificate of Occupancy: No building shall be occupied in whole or part and or a certificate of occupancy or certificate of compliance issued without the approval of the AHJ. Failure to obtain a certificate of occupancy or certificate of compliance prior to being an occupied business may, in addition to other remedies, be cause to have issued a citation by the Code Enforcement Officer and pay double of all inspection fees and any penalties as set in Section 13-31.

Dates of violation:


From **04/28/2026** the date set for compliance (or the date of the most recent prior inspection) To **05/08/2026** the date of my last inspection equals: **10 days in violation, with 1 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$0**

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

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

Case Name **BREVARD AVENUE ENTERPRISES LLC**

Case # **23-0895**

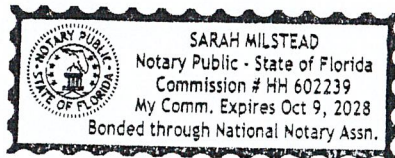


Thomas Turnbull
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Before me, a notary public in and for said county and state, appeared Thomas Turnbull, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and subscribed before me this 12th day of May, 2026.



Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,
Petitioner,

vs.

Case Number SM-CE 23-0895

BREVARD AVENUE ENTERPRISES LLC
Respondent

_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by ROBERT H. BERNTSSON, Esquire, Special Master, on August 28, 2025, upon Notice of Violation filed against the Respondent. The Respondent was not present. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusion of law.

FINDINGS OF FACT

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

Parcel I.D # 01-38-24-0000-0440-0000

as described by Instrument Number 201914002633 in the Official Records of DeSoto County, Florida and more commonly-known as 1525 SW PRICE CHILD ST, ARCADIA, 34266.

2. At all times material hereto, the subject real property was zoned RMF-6.

3. On July 17, 2024, an inspection was conducted of the subject property resulting in the finding that the property had three (3) violations, for (1) refuse and debris, (2) expired building permit, and (3) failure to obtain a certificate of

occupancy. Subsequent inspections reflected that as of the date of the August 28, 2025 hearing, the violations remained.

4. The County has alleged that the Respondent has violated DeSoto County Code of Ordinances Section 13-29, and DeSoto County Land Development Regulations Section 20-1616(a)(3), and Section 20-1342, which prohibits these conditions.

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

CONCLUSIONS OF LAW

6. Respondent by these acts, conduct, or omissions have created or allowed a condition which is in violation of DeSoto County Ordinance No. 2006-35, and DeSoto County Code of Ordinances Section 13-29, and DeSoto County Land Development Regulations Section 20-1616(a)(3), and Section 20-1342.

ORDER

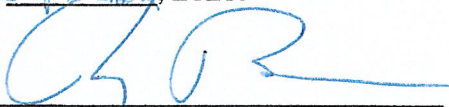
Respondent is hereby ordered to:

- A. Cease and Desist for a period of two (2) years, from any future violations of DeSoto County Code of Ordinances Section 13-29, and DeSoto County Land Development Regulations Section 20-1616(a)(3), and Section 20-1342.
- B. Within 30 days of the date of this Order, do all acts necessary to correct the violation, which include (1) removing all garbage, appliances, furniture, refuse, rubbish, junk and debris from the property, (2) renew the expired

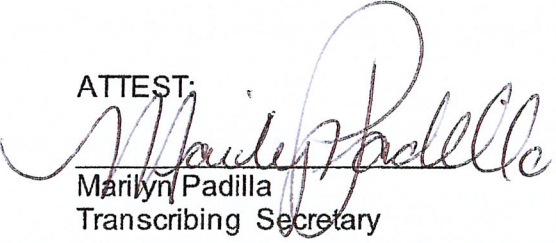
building permit, and (3) obtain a certificate of occupancy or certificate of compliance.

- C. Pay costs in the amount of \$68.79 which are assessed against the Respondent in this cause and are payable within 30 days of the date of this Order.
- D. Failure to comply with any provision of this Order shall subject the Respondent to a fine up to \$250.00 per day, for each violation, for each day such violation shall be shown to exist in the future. This fine may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.
- E. The Special Master hereby reserves jurisdiction to issue further orders as may be proper and necessary in this cause, including but not limited to an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED this 9th day of September, 2025.


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

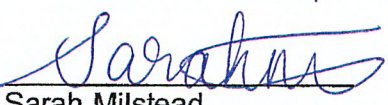
ATTEST:


Marilyn Padilla
Transcribing Secretary

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

Respondent:
BREVARD AVENUE ENTERPRISES LLC., 519 S BREVARD AVE
ARCADIA, FL 34266

on this 10th day of September, 2025.

By: 
Sarah Milstead
Administrative Assistant



05/08/2026 09:15

TOMMY TURNBULL
1525 SW PRICE CHILD ST



04/29/2026 08:57

TOMMY TURNBULL
1525 SW PRICE CHILD ST



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
BREVARD AVENUE ENTERPRISES LLC

Filing Information

Document Number	L16000005361
FEI/EIN Number	81-1583642
Date Filed	01/12/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/14/2016
Event Effective Date	NONE

Principal Address

519 S BREVARD AVE.
ARCADIA, FL 34266

Mailing Address

519 S BREVARD AVE.
ARCADIA, FL 34266

Registered Agent Name & Address

ZABEN, abdrahim
519 S BREVARD AVE.
ARCADIA, FL 34266

Authorized Person(s) Detail

Name & Address

Title AMBR

ZABEN, ABDALRAHIM
519 S BREVARD AVE.
ARCADIA, FL 34266

Title AMBR

HAMDAN, NAILAH OMAR
519 S BREVARD AVE.
ARCADIA, FL 34266

Annual Reports

Report Year	Filed Date
2024	04/19/2024
2025	04/04/2025
2026	04/30/2026

Document Images

04/30/2026 -- ANNUAL REPORT	View image in PDF format
04/04/2025 -- ANNUAL REPORT	View image in PDF format
04/19/2024 -- ANNUAL REPORT	View image in PDF format
04/11/2023 -- ANNUAL REPORT	View image in PDF format
02/07/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- LC Amendment	View image in PDF format
02/23/2016 -- LC Amendment	View image in PDF format
01/12/2016 -- Florida Limited Liability	View image in PDF format