

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0810

PALAFX AMADO

Respondents,

TO: PALAFX AMADO
628 W HICKORY ST
ARCADIA FL 34266

RE: 6625 SW MIAMI AVE, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **April 22, 2025 at 11:00 am** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this _____ day of _____ 2025.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S Mail on this _____ day of _____, 2025.

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

Certified Mailing Number: 9589071052700462268946

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 24-0810

PALAFOX AMADO
Respondents,

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

STATE OF FLORIDA)
COUNTY OF DESOTO)

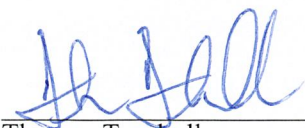
Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: PALAFOX AMADO, 6625 SW MIAMI AVE, ARCADIA FL 34266.

1. An inspection on February 20, 2025, Code Enforcement Officer visited your property located at 6625 SW MIAMI AVE, ARCADIA FL 34266 described and zoned as: RM

DeSoto County Tax Parcel Number #35-38-24-0116-0550-0010 more particularly described by deed or instrument number #Book 376 page 005 of the Official Records of DeSoto County, Florida.

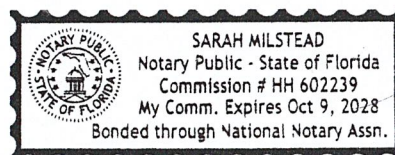
2. **The inspection resulted in the findings that the property is: Parking or storage of vehicles in residential districts , Prohibited RM.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-96 , LDR Sec. 20-129 d, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated September 17, 2024 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Contact the Desoto County Code Enforcement or Development Department Departments to verify if your property qualifies for a Special Exception as provided in Section 2202 B,C and D of the Land Development Regulations. If your property does qualifies you must apply for and receive approval from the County, or remove the commercial vehicle(s) from the property. , Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.



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

Sworn to and subscribed before me this 3rd day of March, 2025 Affiant is personally known to me.


Notary Public



Code Enforcement Case: CE-24-0810

Entered on: 09/16/2024 12:07 PM

Printed on: 02/27/2025

Topic: Commercial Vehicle Parking

Due Date: 03/31/25

Initiated by: Citizen

Hearing Date:

SM Case No:

Status: Open - Turn in for SM

Assigned To: Thomas Turnbull

Area #: RM

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 6625 SW MIAMI AVE , 34266

Phone:

APN : 35-38-24-0116-0550-0010

Cell #:

Owner Information

Owner Name: PALAFOX AMADO

Address: 628 W HICKORY ST
ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	09/12/2024	1:56 pm	Request 4667-JIM BOLYARD - Parking Semi trucks on property.
Inspection / Site Visit	Thomas Turnbull	09/16/2024	9:26 am	There are two commercial vehicles on the property. Took photo.
Notice of Violation	Thomas Turnbull	09/17/2024	7:27 am	> Inspection Time:9:26 am, Send to (Owner - Cert no=9589071052700462267697), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	09/17/2024	9:02 am	Posted the N2C and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	09/30/2024	10:35 am	They are still in violation, took photos.
Notice Returned unclaimed	Thomas Turnbull	10/15/2024	1:03 pm	The letter was unclaimed and unable to forward.
Inspection / Site Visit	Thomas Turnbull	10/25/2024	9:45 am	There is only one commercial vehicle on the property, took photo.
Inspection / Site Visit	Thomas Turnbull	11/14/2024	8:49 am	They are still bringing in the vehicles to the property, Took photo.
Inspection / Site Visit	Thomas Turnbull	12/19/2024	9:38 am	They are still in violation, took photo.
Inspection / Site Visit	Thomas Turnbull	01/30/2025	9:50 am	They are still parking semi and bus on the property, took photo.
Inspection / Site Visit	Thomas Turnbull	02/20/2025	10:15 am	There is a semi and a bus on the property, took photo.
Submitted for Special Master Review and approval	Thomas Turnbull	02/27/2025	12:22 pm	Turn into review for special master hearing.

Violations

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-96 - Parking or storage of vehicles in residential districts Corrections Required:Contact the Desoto County Code Enforcement or Development Department Departments to verify if your property qualifies for a Special Exception as provided in Section 2202 B,C and D of the Land Development Regulations. If your property does qualifies you must apply for and receive approval from the County, or remove the commercial vehicle(s) from the property.		Open	
2	LDR Sec. 20-129 d - Prohibited RM Corrections Required:Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.		Open	

Additional Addresses

Address Type:Complainant
Name:JIM BOLYARD
Address:6745 SW PENSACOLA AVE
ARCADIA, FL 34266
Phone:(863) 237-5600 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT CASE

CASE NUMBER: 0

Name	PALAFIX AMADO
Property Address	6625 SW MIAMI AVE
Zoning	RM
Violation (1)	LDR 20-96 PARKING & STORAGE
Violation (2)	LDR 20-129d PROHIBITED RM

CASE NOTES

9/12/2024	COMPLAINT RECEIVED
9/16/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
9/17/2024	POSTED N2C TOOK PHOTOS
9/30/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
10/25/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
11/14/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
12/19/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
1/30/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
2/20/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
2/7/2025	SUBMITTED REVIEW

Special Master Order

_____ Violation founded _____ Owner Present _____
Correct violations within __ _days of date of hearing
C & D for two years: __Yes __ No.
\$ _____Fine per day, per violation.
Cost of \$_____ to be paid in _____ days.

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per copy	28	\$	4.20
SERVICE	Number of Certified letters @ \$6.11 per letter	1	\$	9.64
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	1	\$	9.64
TOTAL			\$	23.48

X	PROPERTY CARD
X	TAX RECORD
X	DEED

		Accepted	Rejected
10/15/2024	N2C GREEN CARD RETURN DATE		X
	HEARING GREEN CARD RETURN DATE		

Parcel: << 35-38-24-0116-0550-0010 (14112) >>

Owner & Property Info

Result: 2 of 4

Owner

PALAFIX AMADO
628 W HICKORY ST
ARCADIA, FL 34266

Site

6625 SW MIAMI AVE, ARCADIA

Description*

FLORACADIA LOT 1 & N1/2 LOT 2 BLK 55 OR 376/5

Area

0.227 AC

S/T/R

35-38-24

Use Code**

MOBILE HOME (0200)

Tax District

7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

2023 Certified Values		2024 Certified Values	
Mkt Land	\$7,500	Mkt Land	\$9,500
Ag Land	\$0	Ag Land	\$0
Building	\$48,024	Building	\$49,394
XFOB	\$3,939	XFOB	\$3,926
Just	\$59,463	Just	\$62,820
Class	\$0	Class	\$0
Appraised	\$59,463	Appraised	\$62,820
SOH/10% Cap	\$27,224	SOH/10% Cap	\$27,357
Assessed	\$59,463	Assessed	\$62,820
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$32,239 other:\$32,239 school:\$59,463	Total Taxable	county:\$35,463 other:\$35,463 school:\$62,820

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.

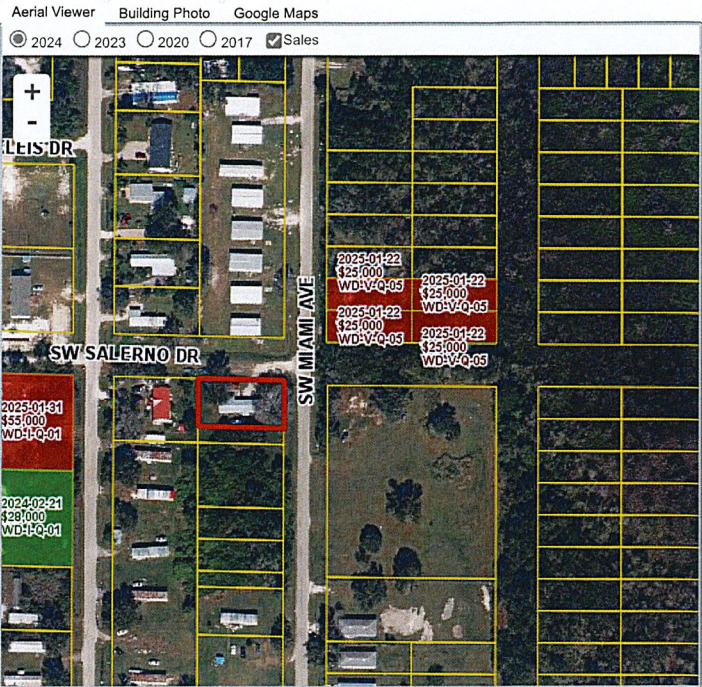
Sales History							Show Similar Sales within 1/2 mile	Fill out Sales Questionnaire
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode		
12/3/1996	\$150,000	376 / 005	WD	I	Q	02		
4/2/1990	\$15,000	269 / 1014	WD	V	U			

▼ Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HM (0800)	1983	924	1164	\$49,394
*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	1992	\$2,850.00	1.00	0 x 0	
0850	CONCR SLAB	1998	\$261.00	132.00	12 x 11	
1987	SHED PO	2005	\$39.00	36.00	6 x 6	
0850	CONCR SLAB	2004	\$768.00	355.00	0 x 0	

Land Breakdown						
Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 UT (0.227 AC)	1.0000/1.0000 1.0000/ /	\$9,500 /UT	\$9,500	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: 863-993-4808						

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: 2/27/2025 and may not reflect the data currently on file at our office.



PALAFIX AMADO
628 W HICKORY ST
ARCADIA, FL 34266

2024

35-38-24-0116-0550-0010

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1180400 2024

R 35-38-24-0116-0550-0010

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

IF PAID IN TOTAL DUE	NOV1-DEC 2	DEC3-DEC31	JAN1-JAN31	FEB1-FEB28	MAR1-MAR31
	\$1123.87	\$1135.58	\$1147.29	\$1158.99	\$1170.70

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$270.06
COUNTY LAW ENF	.0024399	\$86.53
SCHOOL LRE	.0030960	\$194.49
SCHOOL DISC	.0022480	\$141.22
SOUTHWEST WATER MGMT	.0001909	\$6.77
TOTAL AD-VALOREM:		\$699.07

PALAFX AMADO
628 W HICKORY ST
ARCADIA , FL 34266 - 0000

0.227 ACRES
 FLORACADIA
 LOT 1 & N1/2 LOT 2 BLK 55
 OR 376/5

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$80.00
Asmt - FIRE	\$118.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$228.13
TOTAL NON-AD VALOREM:	\$471.63

FAIR MKT VALUE	\$62,820.00	DIST	7
ASSESS	\$35,463.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$35,463.00		



COMBINED TAXES & ASMTS: \$1,170.70
DISCOUNT: -\$11.71
UNPAID BALANCE: \$1,158.99

Exemptions:

Property Address:
6625 SW MIAMI AVE ARCADIA 34266

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2023	R	1176100-I	\$1,241.70	\$173.88	\$1,415.58	924 I
2022	R	1173200-I	\$1,319.79	\$421.98	\$1,741.77	897 I
2021	R	1169000-I	\$1,099.02	\$452.02	\$1,551.04	886 I
2020	R	1166100-I	\$1,036.13	\$705.64	\$1,741.77	856 I
			Total Due		\$6,450.16	

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
353824011605500010	R	2024	\$699.07	\$471.63	N/A	\$0.00	\$1,158.99
353824011605500010	R	2023	\$657.20	\$464.82	N/A	\$0.00	\$1,415.58
353824011605500010	R	2022	\$739.55	\$454.67	N/A	\$0.00	\$1,741.77
353824011605500010	R	2021	\$544.70	\$448.16	N/A	\$0.00	\$1,551.04
353824011605500010	R	2020	\$491.90	\$442.81	N/A	\$0.00	\$1,741.77
353824011605500010	R	2019	\$468.33	\$438.38	5/11/2022	\$1,442.58	\$0.00
353824011605500010	R	2018	\$408.18	\$432.50	3/13/2023	\$1,681.38	\$0.00
353824011605500010	R	2017	\$352.90	\$390.50	2/18/2025	\$1,889.78	\$0.00
353824011605500010	R	2016	\$326.34	\$390.50	4/15/2019	\$1,074.50	\$0.00
353824011605500010	R	2015	\$327.12	\$311.50	7/15/2022	\$1,560.66	\$0.00
353824011605500010	R	2014	\$294.93	\$287.50	7/2/2015	\$674.78	0.00

WARRANTY DEED

THIS INDENTURE, Made this 3rd day of December A.D., 1996 between
ALICE DEDGE, a/k/a ALICE L. DEDGE, a single person

whose address is:
P. O. Box 3022, Arcadia, Florida 34265
hereinafter called the Grantor, and
AMADO PALAFOX

whose address is: 3432 Oakwood Drive, Wimauma, Florida 334598
hereinafter called the Grantee:

(Wherever used herein the term "Grantor" and "Grantee" include all the
parties to this instrument and the heirs, assigns and legal represen-
tatives of individuals and the successors and assigns of corporations)

WITNESSETH, That the said Grantor, for and in consideration of the sum of
Ten Dollars and other valuable consideration to them in hand paid by the
said Grantee the receipt whereof is hereby acknowledged do by these pre-
sents Grant, Bargain, Sell, Remise, Release and Convey unto the Grantee,
forever, all that certain land situate in DeSoto County, Florida, to-wit:

SEE SCHEDULE "A" ATTACHED AND MADE A PART HEREOF.

FILED AND RECORDED
DATE 12/06/96 TIME 16:00

DELMA ALLEN CLERK
CO:DESOTO ST:FL

DOC STAMPS 1,050.00
INTANG TAX .00 *MM*



Grantee Social Security Number respectively: 590-52-4468

Property Appraiser I.D. No. 35-38-34-0116-0550-0010 35-38-24-0116-0550-0050

TO HAVE AND TO HOLD THE SAME, together with all the hereditaments and appur-
tenances thereto belonging or in anywise appertaining, to the Grantee forever
and the said Grantor does hereby fully warrant the title to said land and will
defend the same against the lawful claims of all persons whomsoever.

Grantee assumes the payment of taxes for the year 1996 and subsequent years.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the
day and year above written.

SIGNED, SEALED AND DELIVERED IN
THE PRESENCE OF:

[Signature]
Signature

Alice L. Dedge
ALICE L. DEDGE

Sue W. Newberry
Printed Signature

Delmarie Collier
Signature

Delmarie Collier
Printed Signature

STATE OF FLORIDA : COUNTY OF DESOTO :

The foregoing instrument was acknowledged before me this 3rd day of December, 1996 by ALICE DEDGE, a/k/a ALICE L. DEDGE, a single person

who is personally known to me or who has produced Florida driver's license as identification.

My commission expires:

Melanie Orr
Notary Public Signature



MELANIE ORR
My Commission CC308760
Expires Aug. 16, 1997
Bonded by ANB
800-852-5878

Notary Public Printed Signature

Instrument prepared by:
DeSoto Abstract Company (18364T)
By: Sue W. Newberry
P. O. Drawer 31
Arcadia, Florida 33821

SCHEDULE "A"

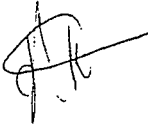
All of Lots 1 and 8, the N 1/2 of Lot 2, the S 1/2 of Lot 7 and all of Lots 13 through 24, both inclusive, of Block 55, FLORACADIA SUBDIVISION, a subdivision according to the map or plat thereof recorded in Plat Book 5, page 2, of the Public Records of DeSoto County, Florida.

Together with the following mobile homes, permanently affixed to the above lands:

1982, SKYLARK Mobile Home, I. D. No. 01610169R
1982, PAIR Mobile Home, I. D. No. AA7220
1983, CRAN Mobile Home, I. D. No. GDLCFL20836442
1986, SNC Mobile Home, I. D. No. 21G11506D
1984, SEVI Mobile Home, I. D. No. FDGA2X4876
1981, OAKB Mobile Home, I. D. No. 10L13993
1984, CLAR Mobile Home, I. D. No. FLFL1AD047004452
1983, CLAR Mobile Home, I. D. No. FLFL1AD047003177
1980, FAST Mobile Home, I. D. No. S56E142FK0142GA
1973, IAH0 Mobile Home, I. D. No. 3T72FH35867

Grantor hereby warrants that the foregoing described property is not the homestead of the Grantor nor is it contiguous thereto.

Subject to reservations, restrictions and easements of record, if any, in the Public Records of DeSoto County, Florida, but this provision shall not operate to re-impose the same.



Customer Information

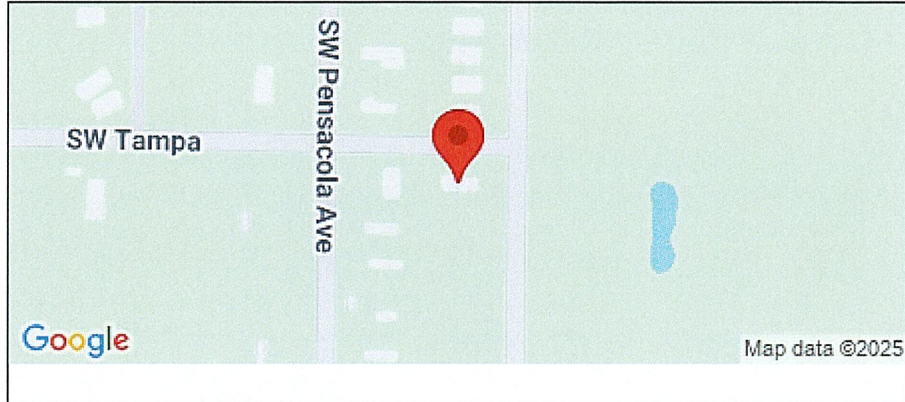
Name: JIM BOLYARD
Address: 6745 SW PENSACOLA AVE
ARCADIA, FL 34266

Phone: (863) 237-5600
Alt. Phone:
Email:

Request Classification

Topic: Commerical Vehicle Parking
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 6625 SW Miami Ave

Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN: 35-38-24-0116-0550-0010

Description

Parking Semi trucks on property.

Reason Closed

Turn into a code case, number CE 24-0810

Date Expect Closed: 09/22/2024

Date Closed: 09/16/2024 12:08 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

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

Sec. 20-96. - Parking or storage of vehicles in residential districts.

- (a) *Residential district commercial vehicle parking prohibited.* Except as provided in Subsections (b) through (d) of this section, parking, storing, repairing or keeping of one or more commercial vehicle and equipment regulated by this section on any lot or parcel within a residential district (RSF, RM, RMF, RMF-M and ROI zoning districts) is prohibited.
- (b) *Residential district commercial vehicle parking allowed for lots meeting minimum lot size.* The following shall be allowed to be parked or stored in a residential district on property meeting the minimum lot size as follows:
 - (1) The temporary parking or storage of construction equipment, vehicles or shipping containers, which are not affixed to the ground on private land in residential districts where construction is underway, and for which a current and valid building permit or other development permit has been issued by the County and is displayed on the premises, or involves improvements allowed by the LDR.
 - (2) Any vehicle owned by a public or private utility provider when used in the event of emergencies requiring immediate attention.
 - (3) The parking or storage of agricultural equipment and vehicles on private land used for bona fide agricultural purposes by the property owner or lessee.
 - (4) The parking or storage of one commercial vehicle, one piece of equipment or one shipping container.
 - (5) The parking or storage and routine maintenance of one commercial vehicle where the commercial vehicle is used by a resident of the premises if the commercial vehicle has a load capacity of less than two tons, is less than nine feet high (including the load, bed and box) and is less than 30 feet long.
 - (6) For RM zoning districts whose principal use is residential, two commercial vehicles may be parked or stored on the property, and routine maintenance performed, if they are used by a resident of the premises, if each commercial vehicle is parked a minimum of 20 feet from all property boundaries and if the commercial vehicles each have a load capacity of less than two tons, are each less than nine feet high (including the load, bed and box) and are each less than 30 feet long. Upgrades to the culvert, driveway and apron may be required at the discretion of the County Engineer.
- (c) *Special exceptions for lots not meeting minimum lot size.* The parking of a commercial vehicle with a load capacity of less than two tons, less than nine feet high (including the load, bed and box) and less than 30 feet long, in residential zoning districts on property not meeting minimum lot size may be approved as a special exception provided the requirements listed below are met.

Applications for a special exception pursuant to this section are to be reviewed in accordance with the criteria and procedures for special exceptions set forth in Article XI, Division 5, of this chapter.

- (1) Only one commercial vehicle, one piece of equipment or one shipping container, as regulated by this division, shall be parked on any residential lot or parcel.
- (2) Commercial vehicles shall be currently registered or licensed.
- (3) The parking of said vehicle does not have a negative impact to the health, safety or welfare of adjacent properties.
- (4) Commercial vehicles must be parked on the same property occupied by the owner or operator of the vehicle.
- (5) The vehicle shall not be parked in the front yard of the residence.
- (6) The parking area shall be at least 20 feet from all property boundaries.
- (7) The vehicle shall park in a manner so that the minimum amount of vehicle surface is facing the road adjacent to the property.
- (8) All driveway improvements are the responsibility of the property owner. A commercial driveway, apron, and culvert upgrades may be required at the discretion of the County Engineer.
- (9) Refrigerator units on vehicles shall not be operated on the site.
- (10) For RM zoning districts whose principal use is residential, two commercial vehicles may be parked or stored on the property, and routine maintenance performed, if they are used by a resident of the premises, if each commercial vehicle is parked a minimum of 20 feet from all property boundaries and if the commercial vehicles each have a load capacity of less than two tons, are each less than nine feet high (including the load, bed and box) and are each less than 30 feet long. Upgrades to the culvert, driveway and apron may be required at the discretion of the County Engineer.
- (11) Approvals shall be valid for one year, or for a shorter period as specified by the Board of County Commissioners. Approvals may be administratively renewed, with proper application, following notice provided to the Development Director no less than 30 days prior to the expiration date, if the commercial vehicle location is consistent with the land development regulations and conditions of approval. The applicant shall bear the burden in demonstrating that the vehicle parking still meets the criteria of the approved special exception and this section.

(d) *Special exceptions for larger commercial vehicles.*

- (1) Commercial vehicles with a load capacity of more than two tons, and/or are more than nine feet high (including the load, bed and box), and/or are more than 30 feet long, may be allowed in residential zoning districts by special exception provided that they meet the criteria

and follow the procedure for special exception approval provided in Article XI, Division 5, of this chapter.

- (2) Approvals shall be valid for one year, or for a shorter period as specified by the Board of County Commissioners. Approvals may be administratively renewed, with proper application, following notice provided to the Development Director no less than 30 days prior to the expiration date, if the commercial vehicle location is consistent with the land development regulations and conditions of approval. The applicant shall bear the burden in demonstrating that the vehicle parking still meets the criteria of the approved special exception and this section.

(LDR, § 2202; Ord. No. 2012-01, § 2202, 5-22-2012; Ord. No. 2014-06, § 15, 10-28-2014)

Sec. 20-129. - Residential Mixed District (RM).

The intent of the Residential Mixed District (RM) is to provide for mobile homes, manufactured homes, and conventional housing occupied as single-family structures in an environment of residential character, designed to enhance living conditions, while allowing limited agricultural activities under specified conditions. No new RM Districts are intended to be created.

- (1) *Uses and structures.* No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:
 - a. *Permitted uses and structures (allowable without the need for any other use or structure).*
 1. One mobile home or manufactured home per lot.
 2. One single-family dwelling unit per lot.
 3. Community and recreation center.
 4. Grazing of livestock.
 5. Agricultural buildings, such as, but not limited to, barns, feed storage sheds, animal storage buildings, and agricultural equipment storage buildings.
 6. Family day care home.
 7. Agri-tourism related development.
 8. A banquet hall provided it is on property with a minimum size of 15-acres.
 9. Electric substation in compliance with F.S. 163.3208, as amended.
 - b. *Accessory uses and structures.*
 1. Customary accessory uses and structures for permitted principal uses and structures in this district.
 2. Detached private garage and utility building.
 3. Hobby or craft shop, not for commercial use.
 4. Swimming pool and golf courses.
 5. Boat docks and tennis courts.
 6. Gardening and greenhouses.
 7. Temporary occupancy of mobile home, RV, or accessory structure (see Section 20-728(c)).
 8. Home occupations (see Section 20-662).
 9. Guest house (see Section 20-660).
 10. Medical hardship mobile home (see Section 20-728(e)).
 - c. *Special exception uses and structures.*
 - 1.

Agricultural activities on adjacent parcels that are under common ownership totaling a minimum of ten undeveloped acres, provided that the property owner agrees not to apply to the Property Appraiser for an agricultural classification under F.S. § 193.461.

2. Place of worship.
3. Child care center.
4. Parks and playgrounds.
5. Schools and libraries.
6. Staging area.

d. *Prohibited uses and structures.* Any use or structure not specifically or by reasonable implication allowed herein.

(2) *Development standards.*

- a. Minimum lot area: five acres.
- b. Minimum lot width: 165 feet.
- c. Minimum yards:
 1. Front yard: 50 feet.
 2. Side yard: 30 feet.
 3. Rear yard: 50 feet.
- d. Maximum density: one unit per five acres.
- e. Maximum impervious lot coverage: 30 percent.
- f. Accessory structure setback requirements:
 1. Side yard: five feet.
 2. Rear yard: five feet.
 3. Front yard: Accessory structures are not permitted in the front yard.

(LDR, § 2307; Ord. No. 2012-01, § 2307, 5-22-2012; Ord. No. 2014-05, att. A, § 35, 10-28-2014; Ord. No. 2015-10, att. A, § 2307, 9-22-2015; Ord. No. 2018-6, § 4, 3-27-2018; Ord. No. 2019-21, § 3, 11-19-2019; Ord. No. 2024-003, § 2, 5-28-2024)



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

PALAFIX AMADO
628 W HICKORY ST
ARCADIA, FL 34266

RE: 6625 SW MIAMI AVE
PIN #: 35-38-24-0116-0550-0010
Case No: CE-24-0810

Date: September 17, 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. 20-96 Parking or storage of vehicles in residential districts: Residential district commercial vehicle parking prohibited. Except as provided in Subsections (b) through (d) of this section, parking, storing, repairing or keeping of one or more commercial vehicle and equipment regulated by this section on any lot or parcel within a residential district (RSF, RM, RMF, RMF-M and ROI zoning districts) is prohibited.

LDR Sec. 20-129 d Prohibited RM: Prohibited Uses and Structures, RM zoning

Facts constituting violation (including date, time, and place of violation): On September 16, 2024 at 9:26 am, the property located at 6625 SW MIAMI AVE was visited and revealed the following:

Need to remove all the commercial vehicles and trailers.

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

Contact the Desoto County Code Enforcement or Development Department Departments to verify if your property qualifies for a Special Exception as provided in Section 2202 B,C and D of the Land Development Regulations. If your property does qualify you must apply for and receive approval from the County, or remove the commercial vehicle(s) from the property.

Due by: September 30, 2024

Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.

Due by: September 30, 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

A handwritten signature in blue ink, appearing to read 'T. Turnbull', written over the word 'Sincerely'.

Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052700462267697



CERTIFIED MAIL

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



ARCADIA FL 335
SEP 7 2024 PM 8 L

9589 0710 5270 0462 2676 97



quodient
FIRST-CLASS MAIL
IMI
\$009.64
09/17/2024 ZIP 34266
043M31248516

US POSTAGE

PALAFIX AMADO
628 W HICKORY ST
ARCADIA, FL 34266

1st NOTICE
2nd NOTICE
RETURNED

ANKK1: 9331520639

34266-6630-251

NIXIE 339 DE 1 0010/05/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 34266445154 *2701-08940-17-41

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT

Electronic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

\$ 4.85

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

☒ Return Receipt (hardcopy)

\$ 7.15

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$ 1.69

Total Postage and Fees

\$ 4.64

ARCADIA OFFICE
SEP 7 2024

PALAFIX AMADO

24-0810

628 W HICKORY ST

ARCADIA, FL 34266

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6163
Fax (863)491-6163

NOTICE to CORRECT VIOLATION

PALAFIX AMADO
628 W HICKORY ST
ARCADIA, FL 34266

RE: 6625 SW MIAMI AVE
PIN #: 35-38-24-0116-0550-0010
Case No: CE-24-0810

Date: September 17, 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):

LDL Sec. 20-16 Parking or storage of vehicles in residential districts. Residential district commercial vehicle parking prohibited. Except as provided in subsections (b) through (d) of this section, parking, storing, repairing or keeping of one or more commercial vehicle and equipment regulated by this section on any lot or parcel within a residential district (RSE, RSM, RMF, RMF-M and RCH zoning districts) is prohibited.

LDL Sec. 20-129 Prohibited RMI, Prohibited Uses and Structures, RMI zoning.

Each subsequent violation (including date, time, and place of violation). On September 16, 2024 at 9:26 am, the property located at 6625 SW MIAMI AVE, was visited and recorded the following:

Need to remove all the commercial vehicles and trailers.

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

Contact the Desoto County Code Enforcement or Development Department Department to verify if your property qualifies for a Special Exception as provided in Section 2202 b.c. and D of the Land Development Regulations. If your property does qualify you must apply for and receive approval from the County for removal of the commercial vehicle and equipment regulated by this section on any lot or parcel within a residential district (RSE, RSM, RMF, RMF-M and RCH zoning districts) is prohibited.

Due by: September 19, 2024

Development Department for assistance in finding a remedy through the permitting and zoning process.

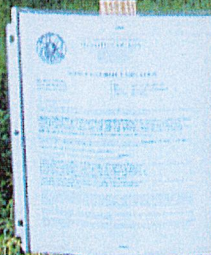
Due by: September 30, 2024

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be subject to County Court action or a citation being issued to you for a civil infraction which would be subject to County Court action. If this citation is not corrected by the time specified for correction, the County may take action to remove the commercial vehicle and equipment regulated by this section on any lot or parcel within a residential district (RSE, RSM, RMF, RMF-M and RCH zoning districts) is prohibited.

If you have been issued a citation for a violation of this ordinance, you may appeal the citation by filing a request for a hearing with the County Code Enforcement or Development Department. The hearing will be held on the date and time specified in the citation. If you do not appear at the hearing, a determination may be made that your property is in violation of the ordinance.

09/17/2024 09:02

TOMMY TURNBULL
6625 SW MIAMI AVE



09/17/2024 09:02

TOMMY TURNBULL
6625 SW MIAMI AVE



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Thomas Turnbull, duly sworn, deposes and says: That on 9-17-24 @ 9:02 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
PALAFOX AMADO
628 W HICKORY ST
ARCADIA, FL 34266

at the following location(s): 6625 SW MIAMI AVE

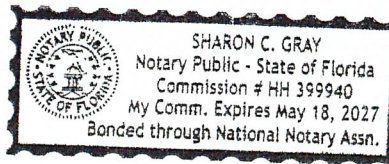
I declare under penalty of perjury that the forgoing is true and correct.

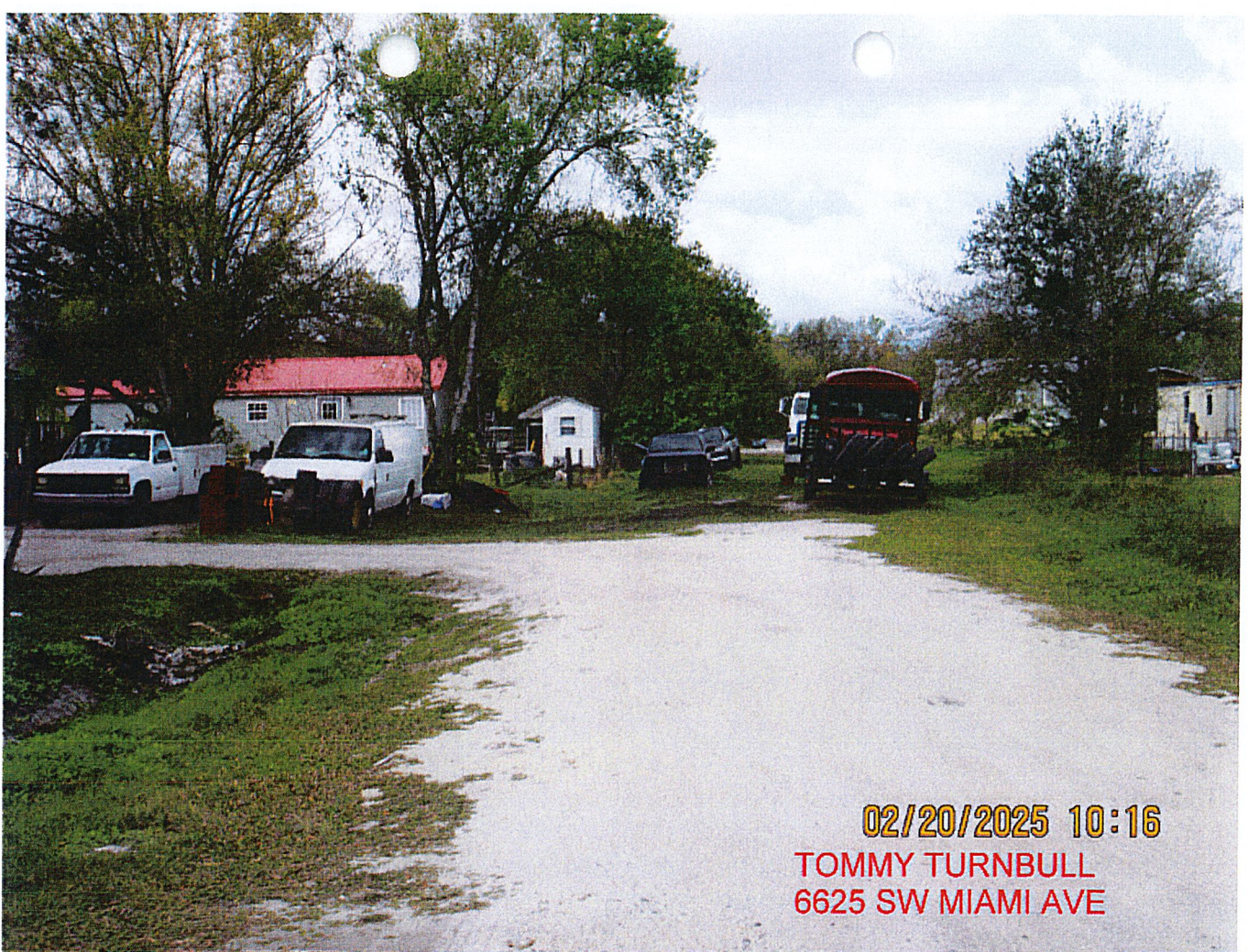
DATE: September 17, 2024

affiant

Sworn to and subscribed before me this 17th day of Sept, 2024 by
Thomas Turnbull who is personally known OR Produced Identification

Notary Public





02/20/2025 10:16
TOMMY TURNBULL
6625 SW MIAMI AVE



02/20/2025 10:16
TOMMY TURNBULL
6625 SW MIAMI AVE



TOMMY TURNBULL
DATE 11/30/2025
TIME 9:50AM
6625 SW MIAMI AVE



12/19/2024 09:38

TOMMY TURNBULL
6625 SW MIAMI AVE



11/14/2024 08:49

TOMMY TURNBULL
6625 SW MIAMI AVE



10/25/2024 09:45

TOMMY TURNBULL
6625 SW MIAMI AVE



09/30/2024 10:35

TOMMY TURNBULL
8625 SW MIAMI AVE



09/30/2024 10:35

TOMMY TURNBULL
8625 SW MIAMI AVE



09/16/2024 09:26

TOMMY TURNBULL
6625 SW MIAMI AVE

Special Master Case Checklist

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

/ or N/A	Respondents Name	<u>Palatox, Amado</u>
	Address	<u>6625 SW Miami 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 Hearing	
/	Notice to correct (file copy)	
N/A	Green Card if Received and or Track and confirm information from USP website	
/	Original Notice to Correct in the envelope with green card attached if unclaimed	
/	Copy of Notice to Correct that was posted and sent by regular Mail	
/	Photograph of posting if applicable	
/	Affidavit of posting or hand delivery	
/	Photographs of site visits in support of case	
N/A	Any correspondence to or from Respondent or Respondents representative	
N/A	Any other supporting documentation (IE: InCode Information, Division of corporation info, Local Business Tax info, copies of permits, R.O.W forms, ECT.)	

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

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

_____ Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt:

_____ Will need an Affidavit of posting

Special Instructions to Legal Department

Parking Commercial Vehicles -
Busses and Semi.

Officers Name Tommy Turnbull

Special Master Hearing on: 4-22-25

Reviewed by: [Signature]

Date: 3/3/25

Date

SM CE 24-0810