

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0941

PALAFox AMADO

Respondents,

TO: PALAFox AMADO
628 W HICKORY ST
ARCADIA FL 34266

RE: 0 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: 9589071052700462268953

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 24-0941

PALAFOX AMADO
Respondents,

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

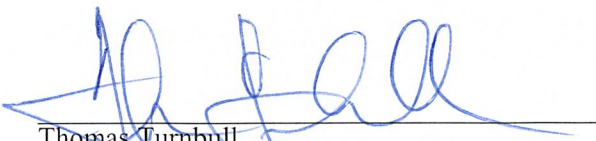
STATE OF FLORIDA)
COUNTY OF DESOTO)

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, 0 SW MIAMI AVE, ARCADIA FL 34266.

1. An inspection on February 20, 2025, Code Enforcement Officer visited your property located at 0 SW MIAMI AVE, ARCADIA FL 34266 described and zoned as: RM

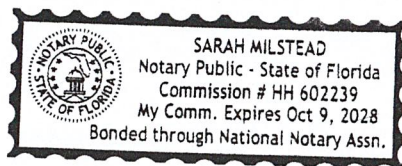
DeSoto County Tax Parcel Number #35-38-24-0116-0550-0090 more particularly described by deed or instrument number #Book 452 Page 724 of the Official Records of DeSoto County, Florida.
2. **The inspection resulted in the findings that the property is: Parking or storage of vehicles in residential districts , Parking and storage of certain vehicles and trailers.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-96 , LDR Sec 20-97, 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 November 13, 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. , Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property. 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.

Sarah M
Notary Public



Code Enforcement Case: CE-24-0941

Entered on: 11/12/2024 12:25 PM

Printed on: 02/27/2025

Topic: Commercial Vehicle Parking

Status: Open - Turn in for SM

Due Date: 03/31/25

Assigned To: Thomas Turnbull

Initiated by: Citizen

Area #: RM

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 0 SW MIAMI AVE , 34266

Phone:

Cell #:

APN : 35-38-24-0116-0550-0090

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	11/08/2024	10:34 am	Request 4820-JANNETT CARDNAS - They are parking semi-trucks again on the property.
Inspection / Site Visit	Thomas Turnbull	11/12/2024	9:53 am	There is a commercial vehicle and trailer with an unlicensed vehicle parked on the property. Took photos.
Notice of Violation	Thomas Turnbull	11/13/2024	7:44 am	> Inspection Time:9:53 am, Send to (Owner - Cert no=9589071052700462267840), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	11/13/2024	9:01 am	Posted the N2C and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	11/25/2024	9:34 pm	The van is still there, the commercial vehicle and trailer is gone at this time. took photos.
Notice Returned unclaimed	Thomas Turnbull	12/03/2024	1:53 pm	The letter was return and unclaimed.
Inspection / Site Visit	Thomas Turnbull	12/09/2024	10:02 am	The van was removed, but a commercial trailer is still there. took photo.
Inspection / Site Visit	Thomas Turnbull	01/30/2025	9:49 am	There is a bus parked on the property at this time. took photo.
Phone Call	Jorge Hernandez	02/11/2025	8:17 am	Jannett Cardnas called in trucks still on the property , Reported that the N2C that was posted on the property was removed and thrown to the ground
Inspection / Site Visit	Thomas Turnbull	02/20/2025	10:15 am	There is a bus and a semi on the property, took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	02/27/2025	1:05 pm	Turn in for to be 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 20-97 - Parking and storage of certain vehicles and trailers Corrections Required:Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property		Open	

Additional Addresses

Address Type:Complainant
Name:JANNETT CARDNAS
Address:6720 SW MIAMI AVE
ARCADIA, FL 34266
Phone:(863) 202-9140 Cell #:(863) 202-9140

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT CASE

CASE NUMBER: 0

Name	PALAFIX AMADO
Property Address	0 SW MIAMI AVE
Zoning	RM
Violation (1)	LDR 20-96 PARKING & STORAGE
Violation (2)	0

CASE NOTES

11/8/2024	COMPLAINT RECEIVED
11/12/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
11/13/2024	POSTED N2C TOOK PHOTOS
11/25/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
12/9/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
1/30/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
2/20/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
2/27/2025	SUBMITTED FOR REVIEW

Special Master Order

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

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per copy	0	\$	-
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			\$	19.28

X	PROPERTY CARD
X	TAX RECORD
X	DEED

		Accepted	Rejected
12/3/2024	N2C GREEN CARD RETURN DATE		X
	HEARING GREEN CARD RETURN DATE		

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values
updated: 2/27/2025

Parcel: << 35-38-24-0116-0550-0090 (14119) >>

Owner & Property Info

Result: 1 of 1

Owner	PALAFOX AMADO 628 W HICKORY ST ARCADIA, FL 34266		
Site	SW MIAMI AVE, ARCADIA		
Description*	FLORACADIA LOTS 9 10 11 & 12 BLK 55 OR 452/724		
Area	0 AC	S/T/R	35-38-24
Use Code**	VACANT (0000)	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.

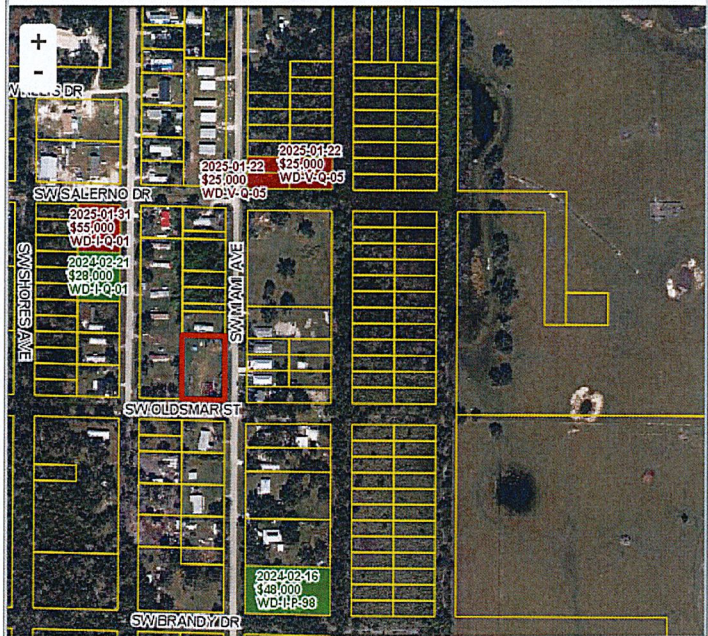
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$24,500	Mkt Land	\$29,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$366	XFOB	\$366
Just	\$24,866	Just	\$29,866
Class	\$0	Class	\$0
Appraised	\$24,866	Appraised	\$29,866
SOH/10% Cap	\$13,005	SOH/10% Cap	\$16,819
Assessed	\$24,866	Assessed	\$29,866
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$11,861 other:\$11,861 school:\$24,866	Total Taxable	county:\$13,047 other:\$13,047 school:\$29,866

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
4/14/2000	\$4,000	452 / 724	WD	V	Q	
11/13/1997	\$100	396 / 246	QC	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
1410	FNC CH L6	2022	\$366.00	40.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$29,500 /UT	\$29,500	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: 863-993-4806

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

PALAFIX AMADO
628 W HICKORY ST
ARCADIA, FL 34266

35-38-24-0116-0550-0090

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1181100 2024

R 35-38-24-0116-0550-0090

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

IF PAID IN TOTAL DUE	NOV1-DEC 2	DEC3-DEC31	JAN1-JAN31	FEB1-FEB28	MAR1-MAR31
	\$318.04	\$321.35	\$324.66	\$327.98	\$331.29

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$99.36
COUNTY LAW ENF	.0024399	\$31.83
SCHOOL LRE	.0030960	\$92.47
SCHOOL DISC	.0022480	\$67.14
SOUTHWEST WATER MGMT	.0001909	\$2.49
TOTAL AD-VALOREM:		\$293.29

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

0.000 ACRES
 FLORACADIA
 LOTS 9 10 11 & 12 BLK 55
 OR 452/724

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE	\$38.00
TOTAL NON-AD VALOREM:	\$38.00

FAIR MKT VALUE	\$29,866.00	DIST	7
ASSESS	\$13,047.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$13,047.00		

COMBINED TAXES & ASMTS: \$331.29

DISCOUNT: -\$3.31

UNPAID BALANCE: \$327.98

 pay this bill

Exemptions:

Property Address:
 SW MIAMI AVE ARCADIA 34266

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2023	R	1176800-I	\$347.71	\$30.35	\$378.06	931 I
			Total Due		\$378.06	

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
353824011605500090	R	2024	\$293.29	\$38.00	N/A	\$0.00	\$327.98
353824011605500090	R	2023	\$257.73	\$38.00	N/A	\$0.00	\$378.06
353824011605500090	R	2022	\$244.32	\$38.00	11/3/2022	\$271.03	\$0.00
353824011605500090	R	2021	\$161.44	\$38.00	11/3/2022	\$258.85	\$0.00
353824011605500090	R	2020	\$162.91	\$38.00	11/3/2022	\$312.90	\$0.00
353824011605500090	R	2019	\$164.09	\$38.00	1/24/2020	\$198.05	\$0.00
353824011605500090	R	2018	\$164.86	\$38.00	1/24/2020	\$286.63	\$0.00
353824011605500090	R	2017	\$160.15	\$28.00	1/24/2020	\$311.15	\$0.00
353824011605500090	R	2016	\$163.12	\$28.00	4/15/2019	\$309.32	\$0.00
353824011605500090	R	2015	\$174.86	\$30.00	1/24/2020	\$425.09	\$0.00
353824011605500090	R	2014	\$159.44	\$30.00	9/12/2019	\$402.81	0.00

This Warranty Deed

FL#2000003247 B 452 P 724
REC NO. 01011000668

Made this 14th day of April A.D. 2000
by Ronald Stanley Schultheiss

hereinafter called the grantor, to
Amado Palafox

whose post office address is:
628 W Hickory Street
Arcadia, FL 34266
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 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, viz:

Lots 9, 10, 11, 12, Block 55, of 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.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year. Said 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 members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 35-38-24-0116-0550-0090

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 December 31, 1999

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name:

Larry Townsend

Name:

Name:

Mary M. Pitsch

Name:

Name & Address:

Ronald Stanley Schultheiss

Name & Address:

Name & Address:

Name & Address:

State of Michigan
County of Eaton

The foregoing instrument was acknowledged before me this 14th day of April, 2000, by

Ronald Stanley Schultheiss

who is personally known to me or who has produced a Michigan Driver's License as identification.

Notary Public Larry D. Townsend

Print Name:

My Commission Expires: 12/26/2001

PREPARED BY: Dorothy A. Conerly
RECORD & RETURN TO:
Wauchula Abstract & Title Co., Inc.
11 North Polk Avenue
Arcadia, Florida 34266
File No: D20000125

Customer Information

Name: JANNETT CARDNAS
Address: 6720 SW MIAMI AVE
ARCADIA, FL 34266

Phone: (863) 202-9140
Alt. Phone: (863) 202-9140
Email:

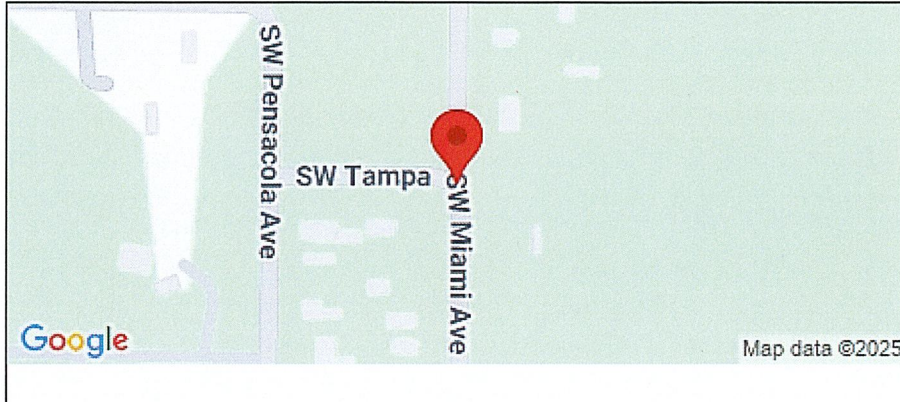
Request Classification

Topic: Commerical Vehicle Parking
Status: Closed

Request type: Complaint
Priority: Normal
Entered Via: Other

Assigned to: Thomas Turnbull

Property Address: SW Miami Ave



Property APN: 35-38-24-0116-0550-0090

Description

They are parking semi-trucks again on the property.

Reason Closed

Turn into a code case, number CE 24-0941

Date Expect Closed: 11/18/2024

Date Closed: 11/12/2024 12:26 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)



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: 0 SW MIAMI AVE
PIN #: 35-38-24-0116-0550-0090
Case No: CE-24-0941

Date: November 13, 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 20-97 Parking and storage of certain vehicles and trailers: Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

Facts constituting violation (including date, time, and place of violation): On **November 12, 2024** at **9:53 am**, the property located at **0 SW MIAMI AVE** was visited and revealed the following:

Need to remove the commercial vehicles and trailers from the property. The van will need to be licensed with a tag or need to be removed.

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 qualifies you must apply for and receive approval from the County, or remove the commercial vehicle(s) from the property.

Due by: November 25, 2024

Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property

Due by: November 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

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

Thomas Turnbull
Code Enforcement Officer

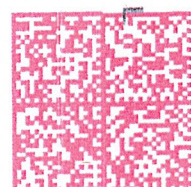
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13 NOV 1964

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13 NOV 2024PM 7



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PALAFIX AMADO
628 W HICKORY ST
ARCADIA, FL 34266

1st NOTICE

11/20

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34266-370828
34266-4451

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PALAT-0X A1M1DD

628 W HICKORY ST

ARCADIA, FL 34200



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

PALATKA AMADO
628 W HICKORY ST
ARCADIA, FL 34266

RE: 0 SW MIAMI AVE
PIN #: 35-38-24-0116-0350-0090
Case No: CE-24-0941

Date: November 13, 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. 26-96 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 vehicles and equipment regulated by this section on any lot or parcel within a residential district (R-1, R-1M, R-1P, R-1M and R-1P zoning districts) is prohibited.

LDH Sec. 26-97 Parking and storage of certain vehicles and trailers: Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

Facts constituting violation (including date, time, and place of violation): On November 12, 2024 at 9:53 am, the property located at 0 SW MIAMI AVE was visited and revealed the following:

Need to remove the commercial vehicles and trailers from the property. The van will need to be licensed with a tag or need to be removed.

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

Contact the Desoto County Code Enforcement or Development Department Department to verify if your property qualifies for a Special Exception as provided in Section 2261 R.C. and D of the Code and Development Regulations. If your property does qualify you must apply for and receive approval from the County to remove the commercial vehicle(s) from the property.

Ensure that vehicles are properly licensed. If a vehicle is untagged it must be moved within an enclosed structure or be removed from the property.

Due by: November 25, 2024

Due by: November 15, 2024

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be enforceable by a court. Failure to correct the violation(s) as directed in this notice to correct may be found by a Special Magistrate. For each violation, the citation may be issued and then return to the Special Magistrate for review. If the violation is not corrected by the time specified due date, the citation may be issued to the Special Magistrate. If the violation is not corrected by the time specified due date, the citation may be issued to the Special Magistrate.

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 \$500.00 per day per violation for a repeat violation.

If you fail to pay the fine or do not correct the violation, you may request a hearing before the County Board of Commissioners. If, as a result of the hearing, it is determined that your property is not in violation, and cost would not be assessed.

11/13/2024 09:01

TOMMY TURNBULL
0 SW MIAMI AVE

11/13/2024 09:02

TOMMY TURNBULL
0 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 11-13-24 @ 9:01 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): 0 SW MIAMI AVE

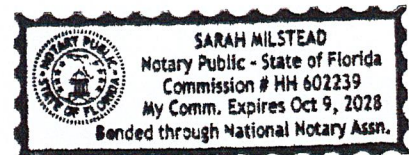
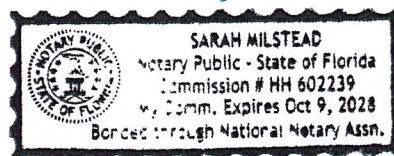
I declare under penalty of perjury that the forgoing is true and correct.

DATE: November 13, 2024

affiant

Sworn to and subscribed before me this 13th day of November 2024 by
Thomas Turnbull who is personally known OR Produced Identification

Notary Public





02/20/2025 10:15

TOMMY TURNBULL
0 SW MIAMI AVE



TOMMY TURNBULL
DATE 1/30/2025
TIME 9:49AM
0 SW MIAMI AVE



12/09/2024 10:02

TOMMY TURNBULL
8 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>Palafox Amado</u>
	Address <u>0 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 and Storage Commercial Vehicles
(Unlicensed Vehicle is gone)

Officers Name Tommy Turnbull

Special Master Hearing on: 4-22-25 ✓

Reviewed by: _____

Date: 3/3/25

SMCE 24-0941