

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 22-0162

Midfirst Bank (MATTHEWS BARBARA JEAN)

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: Midfirst Bank (MATTHEWS BARBARA JEAN), 1236 SE EIGHTH AVE, ARCADIA FL 34266.

1. An inspection on March 5, 2026, Code Enforcement Officer visited your property located at 1236 SE EIGHTH AVE, ARCADIA FL 34266 described and zoned as: RMF-M

DeSoto County Tax Parcel Number #06-38-25-0204-0320-0070 more particularly described by deed or instrument number #202414006931 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Development Permit Required.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated November 7, 2025 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

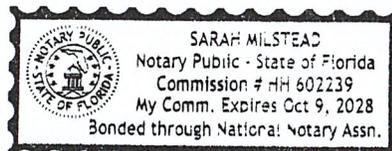
Sharon Gray

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

Sworn to and subscribed before me this 6th day of March, 2026 Affiant is personally known to me.

Sarah

Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE CE 2022-015

Midfirst Bank (MATTHEWS BARBARA JEAN)

Respondents,

TO: Midfirst Bank (MATTHEWS BARBARA JEAN)
1236 SE EIGHTH AVE
ARCADIA FL 34266

RE: 1236 SE EIGHTH 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 **March 26, 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.
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 _____ 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.

Certified Mailing Number: 9589071052702678569527

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

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

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

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



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

COPY

NOTICE to CORRECT VIOLATION

Midfirst Bank (MATTHEWS BARBARA JEAN)
999 NW Grand Blvd
Oklahoma City, OK 73118

RE: 1236 SE EIGHTH AVE
PIN #: 06-38-25-0204-0320-0070
Case No: CE-22-0162

Date: November 10, 2025

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

LDR Sec. 20-1342 Development Permit Required: Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into 3 or more parcels. No development activity shall be undertaken unless authorized by a Development Order or Development Permit

Facts constituting violation (including date, time, and place of violation): On **March 29, 2023** at **2:52 am**, the property located at **1236 SE EIGHTH AVE** was visited and revealed the following:

A porch has been closed without permits. Please contact the Building Department to obtain a building permit and final inspections for the porch enclosed without a permit.

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

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

Due by: November 25, 2025

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

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

Sincerely


Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588389935

Special Master Mandatory Hearing Case Checklist

** This checklist must be completed and accompany each case being reviewed for Special master Mandatory Hearing**

? or N/A	Respondents Name <u>Midfirst Bank (MATTHEWS BARBARA JEAN)</u>	Case # <u>22-0162</u>
	Site Address <u>1236 SE EIGHTH AVE</u>	
	Respondent's Mailing Address <u>999 NW Grand Blvd Oklahoma City, OK 73118</u>	
✓	Case Notes in date order	
✓	Case Cost to date	
✓	Property card	
✓	Tax Record	
✓	Deed Information	
✓	Complaint/Request	
✓	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing	
✓	Notice of Mandatory Hearing (file copy)	
✓	Green Card if received, and or Track and Confirm information from the USP website	
—	Original Notice to Correct in the envelope with the green card attached (if unclaimed)	
—	Copy of Notice to Correct that was posted and sent by regular Mail	
✓	Photograph of the posting, if applicable	
✓	Affidavit of posting or hand delivery	
✓	Photographs of site visits in support of the case	
✓	Any correspondence to or from the Respondent or the Respondent's representative	
✓	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)	

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

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

LDR Sec. 20-1342 Development Permit Required

_____ 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

Officer's Name Gray, Sharon

Special Master Hearing on: 3/26/26

Reviewed by: _____

Date: 3/6/26

SMCE 22-0162

Code Enforcement Case: CE-22-0162

Entered on: 03/14/2022 00:00

Printed on: 03/05/2026

Topic: Prohibited Uses/Structures
 Due Date: 03/05/26
 Initiated by: Citizen
 Hearing Date:
 SM Case No: CE 2022-015

Status: Open - Lien Order Recorded
 Assigned To: Sharon Gray
 Area #: RMF-M
 Hearing Time:

Permit

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

Property Location

Occupant Name:

Address: 1236 SE EIGHTH AVE , 34266

Phone:

APN : 06-38-25-0204-0320-0070

Cell #:

Owner Information

Owner Name: Midfirst Bank (MATTHEWS BARBARA JEAN)

Address: 999 NW Grand Blvd

Oklahoma City, OK 73118

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	03/14/2022		House is being lived in without electricity or water.
Inspection / Site Visit	Sharon Gray	03/14/2022	1:37 pm	Site visit photos taken the meter is not in the meter can. The property is not open to intrusion but does appear to be being lived in.
E-mail Correspondence	Sharon Gray	03/14/2022	2:46 pm	Emailed Lester: Lester, Are homes required to have electric and water even after the CO has been issued? Please see attached pictures. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	03/15/2022	7:10 am	Lester's response: Yes if they are being occupied, and based on what I'm seeing this one appears to be occupied. I will try to keep an eye on it to help confirm that. Lester Hornbake Jr. Building Official DeSoto County Building Department
E-mail Correspondence	Sharon Gray	03/15/2022	8:04 am	Emailed Lester: Lester, Can you send me the ordinance or statute? Thanks, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	03/15/2022	1:03 pm	Emailed Lester & Alison: Lester & Alison, I have attached two photos one is from property appraisers showing a screened in porch on the front of the house. The other shows that the porch has been enclosed. I couldn't find permits for enclosing the porch. Alison can you please check and see If there are any permits for the porch enclosure? Thanks, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	03/15/2022	1:13 pm	Alison's response: Sharon,

The only permit on file is from 2008 for "meter main panel on pole."

Regards,

Alison M. Shuman
Permit Tech Supervisor/Office Manager
DeSoto County Building Department

Case Notes	Sharon Gray	03/21/2022	The porch was enclosed without permits.
Mail Notice to Correct Violation	Sharon Gray	03/22/2022	Mailed the notice to correct
Notice of Violation	Sharon Gray	03/22/2022 10:26 am	> Inspection Time:1:37 pm, Send to (Owner - Cert no=70210350000051050065), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	03/23/2022 8:38 am	Posted the notice to correct photos taken
Inspection / Site Visit	Sharon Gray	04/07/2022 9:14 am	Site visit photos taken I have noticed more windows opened up I will get with Lester & Lee to see if they have been going by the property to see if think it is being occupied.
Inspection / Site Visit	Sharon Gray	04/07/2022 9:14 am	Site visit photos taken
E-mail Correspondence	Sharon Gray	04/12/2022 10:54 am	Emailed Building Department to see if a permit was applied for or issued for the enclosed porch.
E-mail Correspondence	Sharon Gray	04/12/2022 10:59 am	JC's from the Building Departments response: We have not received anything for the porch as of 4.12.22 at 10:58 am. Thank you and have a great day. J.c. Mansfield Permit Technician Desoto County Building Department
Inspection / Site Visit	Sharon Gray	04/12/2022 1:00 pm	Site visit photos taken
Inspection / Site Visit	Sharon Gray	04/12/2022 1:00 pm	Site visit photos taken
Notice Returned unclaimed	Sharon Gray	04/20/2022	Notice returned: Return to Sender, Unclaimed, Unable to Forward
Phone Call	Sharon Gray	04/21/2022	Called City of Arcadia Utilities Department to see if county utilities are turned on at this address. I was told yes and I asked for an email to be sent confirming this.
E-mail Correspondence	Sharon Gray	04/21/2022 11:40 am	Received email from Jahron Kellyman confirming that the address has water. There is a septic tank at the property for waist.
Inspection / Site Visit	Sharon Gray	04/21/2022 12:41 pm	Site visit photos taken
Case Notes	Sharon Gray	04/27/2022	There is not statue or local ordinance stating that they are required to have power in the home and they do have water and septic.
Turn in for Special Master Hearing	Sharon Gray	04/27/2022	Turn in for Special Masters Hearing
Reviewed and approved for Special Master Herring Submittal	Sharon Gray	04/27/2022	Submitted to Jorge for review for Special Masters
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	04/27/2022	Okay to turn in to the legal Department. (jlh)
E-mail Correspondence	Sharon Gray	04/27/2022 10:09 am	Emailed Alison in Building Department to see if permits have been applied for or issued for the porch enclosure.
E-mail Correspondence	Sharon Gray	04/27/2022 10:19 am	Alison's response: Good morning, Sharon –

I have no zoning or permit applications in the system for enclosing a porch at the subject address.

Regards,

Alison M. Shuman
Permit Tech Supervisor/Office Manager
DeSoto County Building Department

Case Notes	Sharon Gray	05/02/2022 9:51 am	Per the public information site no permits have been issued.
Meeting / Conference	Sharon Gray	05/12/2022	While posting the property the daughter of Barbara Jean was out in the road and came into the yard and spoke to me. She said that her mother Barbara Jean Matthews had passed away but when her mom bought the property the porch was already enclosed.
Mail and Post Notice of Lien Hearing	Sharon Gray	05/12/2022 8:53 am	Posted the property for the lien hearing photos taken
Case Notes	Sharon Gray	05/13/2022	On May 12, 2022 a death certificate was e-filed with the Clerk of the Courts office.
Inspection / Site Visit	Sharon Gray	05/19/2022 9:15 am	Site visit photos taken
E-mail Correspondence	Sharon Gray	05/25/2022 8:12 am	Emailed Alison to see if any permits have been applied for or issued.
E-mail Correspondence	Sharon Gray	05/25/2022 8:15 am	Alison's response: I do not have any applications for permitting or zoning on file for 1236 SE Eighth Ave.

The DeSoto County Development Department will be closed on Monday, May 30th, in observance of Memorial Day.

Regards,

Alison M. Shuman
Permit Tech Supervisor

Inspection / Site Visit	Sharon Gray	05/25/2022 9:33 am	Site visit photos taken no change
Special Master Hearing	Sharon Gray	05/26/2022 10:00 am	Special masters hearing respondent not present in violation 30 days from the date of the order to correct and non-compliance fine of up to \$250.00 per day per violation. Case cost in the amount of \$228.70 to be paid in 30 days of the order and a two year cease & desist.
Speical Master Facts and Findings received and filed	Sharon Gray	06/06/2022	
E-mail Correspondence	Sharon Gray	07/18/2022 2:53 pm	Emailed Alison to check to see if permits have been applied for
Inspection / Site Visit	Sharon Gray	07/19/2022 1:39 pm	Site visit photos taken
Case Notes	Sharon Gray	07/21/2022	Per the public information page there are no permits
Affidavit of non-compliance prepared	Sharon Gray	07/21/2022	Prepared Affidavit of non compliance
E-mail Correspondence	Sharon Gray	07/22/2022 9:30 am	Alison's response: There are no permits on file for the address in question.

Regards,

Alison M. Shuman
Permit Tech Supervisor

E-mail Correspondence	Sharon Gray	12/12/2022 8:50 am	Emailed Alison to see if permits have been applied for or issued for the porch that was enclosed.
Inspection / Site Visit	Sharon Gray	01/06/2023 8:35 am	Site visit photos taken no change in violation.
E-mail Correspondence	Sharon Gray	03/02/2023 8:15 am	Emailed Alison to see if any permits have been applied for.
Inspection / Site Visit	Sharon Gray	03/02/2023 2:35 pm	Site visit photos taken no change in violation.
Turned in for Lien Hearing	Sharon Gray	03/03/2023	Turn in for Special Master Lien Hearing
E-mail Correspondence	Sharon Gray	03/03/2023 10:06 am	Alison's response: There are no permits of record showing for the subject address.

Regards,

Alison M. Shuman
Permit Tech Supervisor

Submitted for Special Master Review and approval	Sharon Gray	03/06/2023 8:09 am	
Mail and Post Notice of Hearing and Violation	Sharon Gray	03/09/2023 12:51 pm	Posted notice of hearing photos taken.
Inspection / Site Visit	Sharon Gray	03/15/2023 1:17 pm	Site visit photos taken no change.
Mail and Post Notice of Hearing and Violation	Sharon Gray	03/15/2023 1:17 pm	Posted amended notice of hearing photos taken.
Inspection / Site Visit	Sharon Gray	03/29/2023 8:35 am	Site visit photos taken in violation no change.
E-mail Correspondence	Sharon Gray	03/29/2023 9:43 am	Emailed Ocala to check on permits.
E-mail Correspondence	Sharon Gray	03/29/2023 9:56 am	Ocala's response: Good morning,

No permits have been issued or applied for an enclosed porch at this address.

Sincerely,

Cali Keene
Permit Tech
DeSoto County Building Department

Lien Hearing	Sharon Gray	03/30/2023 2:00 pm	Respondent not present found in violation for 16 days at the per day fine up to \$250.00 plus previous case cost in the amount of \$220.33 plus the current case cost in the amount of \$223.04 for the total of \$4443.37 to be recorded in 30 days if not paid and a two year cease and desist.
Lien Hearing Facts and Findings	Sharon Gray	04/06/2023	Received signed orders.
Lien Recorded	Sharon Gray	05/25/2023	Lien was recorded.
Case Notes	Sarah Milstead	05/06/2025 8:32 am	Lien Paid in full of a check.

Satisfaction of Lien	Sharon Gray	05/20/2025 1:01 pm	> Instrument No:202414006931 ,
Phone Call	Sharon Gray	05/29/2025 10:50 am	Christine with We Preserve 813-808-1308. She was gathering information in regards to the property. I let her know that the permit issue will still need to be addressed. I also let her know that now that the bank has the property that it will need to be registered if it hasn't been already. She is going to shoot an email to myself.
Satisfaction of Lien Recorded	Sharon Gray	05/30/2025	Satisfaction of lien was recorded. I will mail a copy to the bank listed on the property card. Midfirst Bank, 999 NW Grand Blvd, Oklahoma City, OK 73118. Certified Mailer #9589071052700462267499
Return Receipt Received	Sharon Gray	06/12/2025	Green card to the bank with the satisfaction signed for.
Case Notes	Sharon Gray	07/25/2025	No permits have been applied for or issued for the porch
E-mail Correspondence	Sharon Gray	11/07/2025 1:40 pm	<p>Krista,</p> <p>I have already spoke to someone at the bank and let them know that the permitting for the porch needs to be addressed. I will do up a new notice to correct for the new owner in regards to the porch and If the matter is not resolved I will set up for Special Masters. If you have further questions please give me a call.</p> <p>Best Regards, Sharon</p> <p>Sharon Gray Code Enforcement Officer DeSoto County Board of County Commissioners 201 E. Oak Street, Suite 204, Arcadia, FL 34266 Desk: 863-491-6165 s.gray@desotobocc.com www.desotobocc.com</p> <p>From: code.compliance [mailto:code.compliance@midfirst.com] Sent: Tuesday, November 4, 2025 10:40 AM To: Sarah Milstead <s.milstead@desotobocc.com> Cc: code.compliance <code.compliance@midfirst.com> Subject: Complaint / 1236 SE8TH AVE ARCADIA FL / Property ID: AAXIVIYEVE</p> <p>This email originated outside of Desoto County BOCC. Think before you click!!! Good morning,</p> <p>I am contacting you on behalf of Midland Mortgage, a division of MidFirst Bank. Please be advised that Midland is the mortgage servicer for the property on behalf of the Secretary of Housing and Urban Development (HUD).</p> <p>On the attached 'complaints' regarding the screened porch being enclosed without permits, can you advise if we are able to transfer the property to HUD or if a third party were to buy the property, "as-is"?</p> <p>Thank you, Krista Dudley Code Compliance / Vacant Property Coordinator II Midland Mortgage, A Division of MidFirst Bank 999 NW Grand Blvd Oklahoma City, OK 73118 (405) 426-1021</p> <p>Privileged/Confidential information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply email. Please advise immediately if you or your employer does not consent to Internet email for messages of this kind.</p> <p>Opinions, conclusions, and other information in this message that do not relate to the official business of my firm shall be understood as neither given nor endorsed by it.</p> <p>If you are in bankruptcy or have been discharged in bankruptcy, this communication is for informational purposes only and is not intended to collect a debt.</p>
Notice of Violation	Sharon Gray	11/10/2025	> Inspection Time:2:52 am, Send to (Owner - Cert no=9589071052701588389935), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	11/10/2025 9:37 am	Posted and mailed notice to correct photos taken
Return Receipt Received	Sharon Gray	11/20/2025	Received signed green card
E-mail Correspondence	Sharon Gray	12/11/2025 8:57 am	Have any permits been applied for or issued for the porch that was enclosed?

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer

E-mail Correspondence

Sharon 12/11/2025 9:34 am
Gray

Good morning,

I am unable to locate any permits or applications for the address above.

Sincerely,

Juana Sanchez
Permit Technician – Building Department

E-mail Correspondence

Sharon 03/02/2026 4:43 pm
Gray

Alison,

Have any permits been issued or applied for the enclosed porch at 1236 SE Eighth Ave?

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer

Special Master Mandatory Hearing Case Submittal Checklist Template

Sharon 03/03/2026 12:57 pm
Gray

Send to (Owner)

E-mail Correspondence

Sharon 03/05/2026 8:31 am
Gray

Forwarded message to Cassandra in Building

E-mail Correspondence

Sharon 03/05/2026 8:56 am
Gray

Cassandra emailed me a screen shot showing no permits for the porch.

Inspection / Site Visit

Sharon 03/05/2026 9:14 am
Gray

Site visit photos taken in violation

Turn in for Special Master Hearing

Sharon 03/05/2026 9:35 am
Gray

Turn in for Special Masters Hearing

Violations

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-1342 - Development Permit Required Corrections Required: Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits		Open	

Additional Addresses

Address Type: Complainant
Name: Jeadrian Quesada
Address: 1226 SE Eighth Ave
Arcadia, FL 34266
Phone: 863-934-3641 Cell #:

Fees

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	06/06/2022	220.33		
Special Masters Hearing Case Cost	01/19/2024	223.04		
Total Lien Amount Recorded	01/19/2024	4000.00		
Lien (recorded) - Paid in Full	05/06/2025		4443.37	CHECK #68384 ON 5.6.2025
		4,443.37	4,443.37	

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 2/26/2026

Parcel: << 06-38-25-0204-0320-0070 (19806) >>

Owner & Property Info

Result: 5 of 7

Owner	MIDFIRST BANK 999 NW GRAND BLVD OKLAHOMA CITY, OK 73118		
Site	1236 SE EIGHTH AVE, ARCADIA		
Description*	KING & BAKER SUB LOT 7 & N 35 FT LOT 8 & ALSO INT IN VAC ALLEY INST:201514002870 INST:202014002778 INST:202414006931		
Area	0 AC	S/T/R	06-38-25
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.

Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$10,000	Mkt Land	\$25,000
Ag Land	\$0	Ag Land	\$0
Building	\$117,541	Building	\$64,491
XFOB	\$2,990	XFOB	\$2,949
Just	\$130,531	Just	\$92,440
Class	\$0	Class	\$0
Appraised	\$130,531	Appraised	\$92,440
SOH/10% Cap	\$50,964	SOH/10% Cap	\$0
Assessed	\$79,567	Assessed	\$92,440
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$79,567 other:\$79,567 school:\$130,531	Total Taxable	county:\$92,440 other:\$92,440 school:\$92,440

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
9/16/2024	\$100	202414006931	CT	I	U	11
5/11/2020	\$95,000	202014002778	WD	I	Q	01
6/2/2015	\$26,500	201514002870	WD	I	U	12
4/20/2015	\$4,300	201514002044	WD	I	U	12
12/2/2014	\$100	201414006122	WD	I	U	11
6/21/2013	\$100	201314003388	CT	I	U	38
6/21/2005	\$70,500	565 / 414	WD	I	Q	
10/15/2004	\$65,500	554 / 261	WD	I	Q	
4/2/2004	\$43,900	547 / 604	SW	I	U	
4/3/2003	\$100	532 / 1826	CT	I	U	
12/26/1991	\$41,000	291 / 100	WD	I	Q	
1/1/1983	\$12,500	189 / 320	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HM (0800)	1982	1332	2068	\$64,491

*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
1774	MH-ELECT	1983	\$144.00	1.00	0 x 0
1776	MH-SEPTIC	1983	\$1,800.00	1.00	0 x 0
0860	DRVWY CONC	1982	\$413.00	441.00	0 x 0
1400	FNC CH L3/4	2011	\$243.00	50.00	0 x 0
1916	PATIO B	2019	\$542.00	228.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$25,000 /UT	\$25,000	RMF-M

*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: 5 of 7

© DeSoto County Property Appraiser | David A. Williams, CFA, CCE | Arcadia, Florida | 863-993-4866

GrizzlyLogic

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: 2/26/2026 and may not reflect the data currently on file at our office.



Navigation & Search Tools

Measure & General Tools



Tool Labels X

- Show Layers
- Pan
- Zoom In
- Zoom Out
- Initial View
- Full Extent
- Previous Extent
- Next Extent
- Bookmarks
- Sign In

Navigation

- Point
- Query
- Filter
- Plot Coordinates
- Search Address
- Search Parcels
- Search Hydrants
- Search Streets

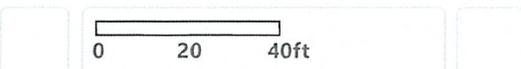
Find Data

Search

File



Basemaps



KING & BAKER SUB
LOT 7 & N 35 FT LOT 8 & ALSO
INT IN VAC ALLEY

MIDFIRST BANK
999 NW GRAND BLVD
OKLAHOMA CITY, OK 73118

2025

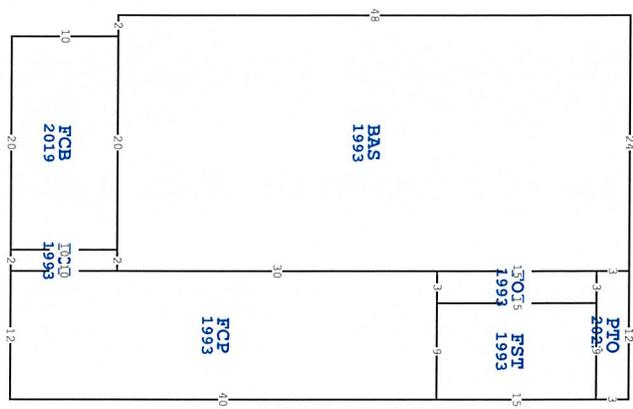
06-38-25-0204-0320-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	METAL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Units	0	100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ. PTS	EFF. BASE RATE	REPL. COST NEW	AVB	EVB	ECON	FNCT	PD	NORM	% COND
0800	02	1,557	103.5500	103.55	161,227	1982	1990	0	0	40	19.50	40.00



QUALITY	03	AVERAGE
DOR CODE	0200	MOBILE HOME
NEIGHBORHOOD/LOC	300300.00	1.00/

AREA	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ. AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	47,716
FCB	200	100	2019	200	8,284
FCP	480	25	1993	120	4,970
FOP	20	20	1993	4	166
FST	135	50	1993	68	2,816
PTO	36	10	2022	4	166

TOTALS	2,068	1,557	64,491
--------	-------	-------	--------

BLD DATE	INC DATE	LGD DATE	LAND DATE
			06/24/2025

L N	OBXF	DESCRIPTION	BLD CAP	L	W	UNITS	UT	AdR	ADJ. UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBXF MKT VALUE	NOTES
1	1774	MH-ELECT	0	0	0	1.00	UT	480.00	480.00	100	1983	1983	3	30	144	
2	1776	MH-SEPTIC	0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	30	1,800	
3	0860	DRVMY CONC	0	0	0	441.00	SF	2.50	2.50	100	1982	1982	3	44	485	
4	1400	FNC CH I3/	0	0	0	50.00	LF	6.00	6.00	100	2011	2011	3	85	255	
5	1916	PATIO B	0	0	0	108.00	SF	2.50	2.50	100	2019	2019	3	98	265	

LAND DESCRIPTION	GLS	DESCRIPTION	CAP	D	LOC	FRONT	DEPTH	TOT LND UNITS	UNIT TYPE	DPTH	% COND	TOT ADJ	UNIT PRICE	ADJ. UNIT PRICE	LAND VALUE
1 0102	C	SFR/MH	0		RMF-M	0.00	0.00	1.00	UT	1.00	1.00	1.00	25,000.00	25,000.00	25,000

TOTAL OBXF	2,949
------------	-------

REVIEW DATE	04/25/2025	BY	KG	Total Acres:	0.00	Total Land Value:	25,000	Market:	0	Agricultural:	0	Common:	25,000
-------------	------------	----	----	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------

DESOTO COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	Tax Dist:	STANDARD
Tax Group: 7		64,491
BUILDING MARKET VALUE		2,949
TOTAL MARKET OBXF VALUE		25,000
TOTAL LAND VALUE - MARKET		92,440
TOTAL MARKET VALUE		92,440
SOH/AGL Deduction		0
ASSESSED VALUE		92,440
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		92,440
TOTAL JUST VALUE		92,440
INCON VALUE		0
INCOME VALUE		130,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

OFF RECORD Number	DATE	TYPE	Q	V	I	RSN	SALE PRICE
202414006931	9/16/2024	U	1	1	11		100

GRANTOR	MIDFIRST BANK	WD	Q	I	01	95,000
---------	---------------	----	---	---	----	--------

GRANTEE	MATTHEWS BARBARA JE
---------	---------------------

GRANTOR	NUNEZ GENESIS
---------	---------------

GRANTEE	MATTHEWS BARBARA JE
---------	---------------------

RP#	037112/113
-----	------------

BUILDING DIMENSIONS

BAS	[YR=1993;ORIG=-12,01 W24 S48 E2 E20 N15 N3 \$
FCB	[YR=1993;ORIG=-12,58] E12 N40 W9 W3 S30 S10 \$
FCP	[YR=2019;ORIG=-34,48] S10 E20 N10 W20 \$
FST	[YR=1993;ORIG=0,18] N15 W9 S15 E9 \$
FOP	[YR=1993;ORIG=-9,3] W3 S15 E3 N15 \$
PTO	[YR=1993;ORIG=-14,58] E2 N10 W2 S10 \$
	[YR=2022;ORIG=-12,01] E12 S3 W9 W3 N3 \$

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1706300 2025

R 06-38-25-0204-0320-0070

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$634.83
COUNTY LAW ENF	.0029406	\$271.83
SCHOOL LRE	.0030330	\$280.37
SCHOOL DISC	.0022480	\$207.81
SOUTHWEST WATER MGMT	.0001831	\$16.93
TOTAL AD-VALOREM:		\$1,411.77

**MIDFIRST BANK
999 NW GRAND BLVD
OKLAHOMA CITY , OK 73118**

0.000 ACRES
KING & BAKER SUB
LOT 7 & N 35 FT LOT 8 & ALSO
INT IN VAC ALLEY
INST:201514002870

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$115.00
Asmt - FIRE	\$145.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$239.30
TOTAL NON-AD VALOREM:	\$544.80

FAIR MKT VALUE	\$92,440.00	DIST	7
ASSESS	\$92,440.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$92,440.00		

COMBINED TAXES & ASMTS: \$1,956.57

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

**** PAID ****

Last Payment: 11/28/2025 **Receipt Number:** 602592

Amount Collected: \$1,878.31 **Discount Amount:** \$0.00

**Property Address:
1236 SE EIGHTH AVE ARCADIA 34266**

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
063825020403200070	R	2025	\$1,411.77	\$544.80	11/28/2025	\$1,878.31	\$0.00
063825020403200070	R	2024	\$1,512.81	\$471.63	11/26/2024	\$1,905.06	\$0.00
063825020403200070	R	2023	\$1,326.84	\$464.82	11/29/2023	\$1,719.99	\$0.00
063825020403200070	R	2022	\$1,412.74	\$454.67	11/28/2022	\$1,792.71	\$0.00
063825020403200070	R	2021	\$1,103.58	\$448.16	11/21/2021	\$1,489.67	\$0.00
063825020403200070	R	2020	\$177.61	\$442.81	11/25/2020	\$595.60	\$0.00
063825020403200070	R	2019	\$118.23	\$438.38	5/13/2020	\$556.61	\$0.00
063825020403200070	R	2018	\$108.47	\$432.50	3/15/2019	\$540.97	\$0.00
063825020403200070	R	2017	\$94.54	\$390.50	2/26/2018	\$480.19	\$0.00
063825020403200070	R	2016	\$85.47	\$390.50	2/23/2017	\$471.21	\$0.00
063825020403200070	R	2015	\$532.11	\$311.50	4/1/2016	\$843.61	0.00
063825020403200070	R	2014	\$480.03	\$287.50	11/24/2014	\$736.83	0.00

Inst: 202414006931 Date: 09/16/2024 Time: 1:43 PM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: AR
Deputy Clerk Doc Stamp-Deed: 0.70



IN THE CIRCUIT COURT OF THE TWELFTH
JUDICIAL CIRCUIT IN AND FOR DE SOTO
COUNTY, FLORIDA

CASE NO. 2022CA000141AXMA

MIDFIRST BANK

Plaintiff,

v.

THE UNKNOWN HEIRS, GRANTEEES, DEVISEES,
LIENORS, TRUSTEES, AND CREDITORS OF BARBARA
MATTHEWS A/K/A BARBARA JEAN MATTHEWS,
DECEASED; THE UNKNOWN SPOUSE OF BARBARA
MATTHEWS A/K/A BARBARA JEAN MATTHEWS;
JESSICA PICARD A/K/A JESSICA ELIZABETH PICARD;
NICOLE LEA COTTERMAN; PHILLIP PICARD; UNKNOWN
TENANT #1 N/K/A JESSICA PICARD A/K/A JESSICA
ELIZABETH PICARD;

Defendants.

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that said Clerk executed and filed a Certificate of Sale in this action on September 05, 2024 at 11:00 AM, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in De Soto County, Florida:

**LOT 7 AND THE NORTH 35 FEET OF LOT 8, BLOCK 32, KING AND BAKER
SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF
THE CLERK OF THE CIRCUIT COURT IN AND FOR DESOTO COUNTY,
FLORIDA, IN PLAT BOOK 1, PAGE 105 AND RE-RECORDED IN PLAT BOOK C-5,
PAGE 63, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, INCLUDING ANY
REVERSIONARY INTEREST IN THE ALLEYWAY ADJOINING THERETO BY
VACATION OF SAID ALLEYWAY AS RECORDED IN O.R. BOOK 115, PAGE 215,
PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA. SAID INTEREST IN THE
ALLEYWAY ABOVE DESCRIBED BEING: TO CENTERLINE OF ALLEYWAY
ADJACENT TO THE EAST BOUNDARIES OF LOTS 7 AND 8 AND THE WEST
BOUNDARIES OF LOTS 15 AND 16.**

**TOGETHER WITH A 1982 DEVO DOUBLE WIDE MOBILE HOME,
IDENTIFICATION #: LFL2AC067903936 AND IDENTIFICATION #:**

1000008730

FILED
SEP 16 2024
NADIA K. DAUGHTREY
CLERK OF COURTS

**LFL2BC067903936. TITLE NUMBER 20521761 AND TITLE #20526265. RP #037112
AND RP #037113. MOBILE HOME TITLES RETIRED AS INSTRUMENT
#201414002807, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA.**

was sold to: MIDFIRST BANK
whose address is: 999 NW GRAND BLVD, OKLAHOMA CITY OK 73118

WITNESS, my hand and seal of the Court on this 16 day of Sept, 2024.



Nadia K. Daughtrey
Clerk of the Circuit Court

By:

[Handwritten Signature]
Deputy Clerk

CERTIFICATE OF SERVICE

EXL LEGAL, PLLC
12425 28TH STREET NORTH, SUITE 200
ST. PETERSBURG, FL 33716
EFILING@EXLLEGAL.COM

NICOLE LEA COTTERMAN
539 TENNEY AVE
CAMPBELL, OH 44405

JESSICA PICARD A/K/A JESSICA ELIZABETH PICARD
3 S ORANGE AVE
APT 3
ARCADIA, FL 34266

PHILLIP PICARD
1236 SE 8TH AVE
ARCADIA, FL 34266-7410

SEAN T. DESMOND, ESQ. (GAL FOR MATTHEWS A/K/A BARBARA JEAN MATTHEWS,
BARBARA)
PO BOX 14174
TALLAHASSEE, FL 32317
SEAN@LAWDESMOND.COM

UNKNOWN TENANT #1 N/K/A JESSICA PICARD A/K/A JESSICA ELIZABETH PICARD
1236 SE 8TH AVE
ARCADIA, FL 34266-7410

By:


Deputy Clerk



[Search Again](#)

Your results are shown below. You may click a column heading to sort that column. Clicking the same heading again will reverse the order of the search.

Page Size:

234 items found, displaying 1 to 25.

[First/Prev] 1, 2, 3, 4, 5, 6, 7, 8 [Next/Last]

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
MIDFIRST BANK	T	-	ASG	202614001488	0/0	2	\$0.00	INST #2023614006817 View Image
MIDFIRST BANK	F	-	SAT	202614000689	0/0	1	\$0.00	BK 367 PG 643 View Image
MIDFIRST BANK	T	-	MOD	202514006646	0/0	6	\$3,745.43	BK 565 PG 2385 View Image
MIDFIRST BANK	T	-	AGR	202514003850	0/0	7	\$0.00	HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT View Image
MIDFIRST BANK	T	-	MTG	202514003788	0/0	10	\$1,400,000.00	BEGIN AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECT 30, TWNSHP 37 S, RANGE 25 E... View Image
MIDFIRST BANK	T	-	ASG	202514003789	0/0	7	\$0.00	ASSIGNMENT OF RENTS View Image
MIDFIRST BANK	F	-	SAT	202414009248	0/0	1	\$0.00	OR BK 541 PG 2489 View Image
MIDFIRST BANK	F	-	NOT	202414008952	0/0	2	\$0.00	CASE #24CA542 NOTICE OF VOLUNTARY DISMISSAL AND RELEASE OF LIS PENDENS View Image
MIDFIRST BANK	F	-	LP	202414007750	0/0	1	\$0.00	CASE #24CA542 View Image
MIDFIRST BANK	T	-	D	202414006931	0/0	3	\$100.00	CASE #22CA141 LT 7 & N 35 FT OF LT 8 BLK 32 KING & BAKER SUB... View Image
MIDFIRST BANK	F	-	JUD	202414005625	0/0	5	\$0.00	CASE #22CA141 View Image
MIDFIRST BANK	F	-	NOT	202414002240	0/0	2	\$0.00	CASE #24CA89 PLAINTIFF'S NOTICE OF VOLUNTARY DISMISSAL WITHOUT PREJUDICE AND DISCHARGE OF LIS PENDENS View Image

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
MIDFIRST BANK	T	-	MOD	202414002114	0/0	6	\$12,272.37	BK 403 PG 730 View Image
MIDFIRST BANK	F	-	LP	202414001448	0/0	1	\$0.00	CASE #24CA089 - LTS 2 & 3 & THE E 1/2 OF LT 4, BLK C, ROBINSON COURT... View Image
MIDFIRST BANK	F	-	SAT	202414000416	0/0	1	\$0.00	BK 347 PG 752 View Image
MIDFIRST BANK	T	-	MOD	202414000102	0/0	6	\$0.00	BK 565 PG 2385 View Image
MIDFIRST BANK	T	-	MOD	202314011756	0/0	7	\$6,432.80	INST #2003012688 View Image
MIDFIRST BANK	F	-	SAT	202314009220	0/0	1	\$0.00	BK 475 PG 640 View Image
MIDFIRST BANK	F	-	LP	202314008291	0/0	3	\$0.00	CASE #22CA141 View Image
MIDFIRST BANK	T	-	ASG	202314005296	0/0	1	\$0.00	BK 541 PG 2489 View Image
MIDFIRST BANK	T	-	ASG	202314004799	0/0	2	\$0.00	INST #201814002318 View Image
MIDFIRST BANK	T	-	ASG	202314002754	0/0	2	\$0.00	INST #201814007148 View Image
MIDFIRST BANK	T	-	ASG	202314002173	0/0	1	\$0.00	INST #202014002779 View Image
MIDFIRST BANK	F	-	SAT	202214010053	0/0	1	\$0.00	BK 343 PG 230 View Image
MIDFIRST BANK	T	-	MOD	202214006089	0/0	7	\$0.00	BK 403 PG 730 View Image

234 items found, displaying 1 to 25.

[First/Prev] 1, 2, 3, 4, 5, 6, 7, 8 [Next/Last]

Code Enforcement Case: CE-22-0162

Entered on: 03/14/2022 00:00

Printed on: 03/04/2026

Topic: Prohibited Uses/Structures

Status: Open - Lien Order Recorded

Due Date: 03/04/26

Assigned To: Sharon Gray

Initiated by: Citizen

Area #: RMF-M

Hearing Date:

Hearing Time:

SM Case No: CE 2022-015

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1236 SE EIGHTH AVE , 34266

Phone:

Cell #:

APN : 06-38-25-0204-0320-0070

Owner Information

Owner Name: Midfirst Bank (MATTHEWS BARBARA JEAN)

Address: 999 NW Grand Blvd

Oklahoma City, OK 73118

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	03/14/2022		House is being lived in without electricity or water.
Inspection / Site Visit	Sharon Gray	03/14/2022	1:37 pm	Site visit photos taken the meter is not in the meter can. The property is not open to intrusion but does appear to be being lived in.
E-mail Correspondence	Sharon Gray	03/14/2022	2:46 pm	Emailed Lester: Lester, Are homes required to have electric and water even after the CO has been issued? Please see attached pictures. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	03/15/2022	7:10 am	Lester's response: Yes if they are being occupied, and based on what I'm seeing this one appears to be occupied. I will try to keep an eye on it to help confirm that. Lester Hornbake Jr. Building Official DeSoto County Building Department
E-mail Correspondence	Sharon Gray	03/15/2022	8:04 am	Emailed Lester: Lester, Can you send me the ordinance or statue?

Return Receipt Received	Sharon Gray	06/12/2025		Green card to the bank with the satisfaction signed for.
Case Notes	Sharon Gray	07/25/2025		No permits have been applied for or issued for the porch
Notice of Violation	Sharon Gray	11/10/2025		> Inspection Time:2:52 am, Send to (Owner - Cert no=9589071052701588389935), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	11/10/2025	9:37 am	Posted and mailed notice to correct photos taken
Return Receipt Received	Sharon Gray	11/20/2025		Received signed green card
E-mail Correspondence	Sharon Gray	12/11/2025	8:57 am	Have any permits been applied for or issued for the porch that was enclosed? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	12/11/2025	9:34 am	Good morning, I am unable to locate any permits or applications for the address above. Sincerely, Juana Sanchez Permit Technician – Building Department
E-mail Correspondence	Sharon Gray	03/02/2026	4:43 pm	Alison, Have any permits been issued or applied for the enclosed porch at 1236 SE Eighth Ave? Best Regards, Sharon Sharon Gray Code Enforcement Officer
Special Master Mandatory Hearing Case Submittal Checklist Template	Sharon Gray	03/03/2026	12:57 pm	Send to (Owner)

Violations

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-1342 - Development Permit Required Corrections Required: Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits		Open	

Additional Addresses

Address Type: Complainant
Name: Jeadrian Quesada
Address: 1226 SE Eighth Ave
Arcadia, FL 34266
Phone: 863-934-3641 Cell #:

Fees

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	06/06/2022	220.33		
Special Masters Hearing Case Cost	01/19/2024	223.04		
Total Lien Amount Recorded	01/19/2024	4000.00		
Lien (recorded) - Paid in Full	05/06/2025		4443.37	CHECK #68384 ON 5.6.2025
		4,443.37	4,443.37	

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

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

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



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

COPY

NOTICE to CORRECT VIOLATION

Midfirst Bank (MATTHEWS BARBARA JEAN)
999 NW Grand Blvd
Oklahoma City, OK 73118

RE: 1236 SE EIGHTH AVE
PIN #: 06-38-25-0204-0320-0070
Case No: CE-22-0162

Date: November 10, 2025

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

LDR Sec. 20-1342 Development Permit Required: Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into 3 or more parcels. No development activity shall be undertaken unless authorized by a Development Order or Development Permit

Facts constituting violation (including date, time, and place of violation): On **March 29, 2023** at **2:52 am**, the property located at **1236 SE EIGHTH AVE** was visited and revealed the following:

A porch has been closed without permits. Please contact the Building Department to obtain a building permit and final inspections for the porch enclosed without a permit.

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

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

Due by: November 25, 2025

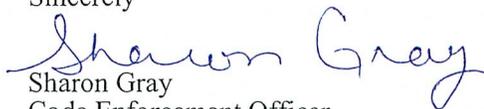
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

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

Sincerely


Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588389935

9589 0710 5270 1588 3899 35

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

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

OFFICIAL USE

Certified Mail Fee \$ 5.30

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

Return Receipt (hardcopy) \$ 7.40

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 0.74

Total Postage and Fees \$ 10.44

ARCADIA POST OFFICE
NOV 10 2012
34266-USPS

Midfirst Bank
999 NW Grand Blvd
Oklahoma City, OK 73118

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Midfirst Bank
999 NW Grand Blvd
Oklahoma City, OK 73118



9590 9402 9567 5121 7626 61

2. Article Number (Transfer from service label)
09 0710 5270 1588 3899 35

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 ADDMM Address

B. Received by (Printed Name) Amnd G

C. Date of Delivery 11/17/12

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Adult Signature Priority Mail Express

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Insured Mail Registered Mail Restricted Delivery

Insured Mail Restricted Delivery

Domestic Return Receipt



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
 201 East Oak Street, Suite 204
 Arcadia, Florida 34266
 Telephone (863)991-6165
 Fax (863)991-6163

NOTICE to CORRECT VIOLATION

Midfirst Bank (MATTHEWS BARBARA JEAN)
 909 NW Grand Blvd
 Oklahoma City, OK 73118

RE: 1236 SE EIGHTH AVE
 PIN #: 06-38-25-0204-0320-0070
 Case No.: CE-22-0162

Date: November 10, 2025

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

KDH Sec. 20-1242, Development Permit Required. Development in the carrying out of any building activity or the dividing of land into 3 or more parcels. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.

Ports violating violation including date, time, and place of violation. On March 22, 2025 at 2:52 pm, the property located at **1236 SE EIGHTH AVE, NW** visited and revealed the following:

A search has been closed without a permit. Please contact the Building Department to obtain a building permit and final inspections for the porch enclosed without a permit.

You must correct the violation(s) by taking the appropriate steps. Please contact our office with proof of permit approval for the development activity being conducted on your property, or submit the required permits. **Due by: November 25, 2025**

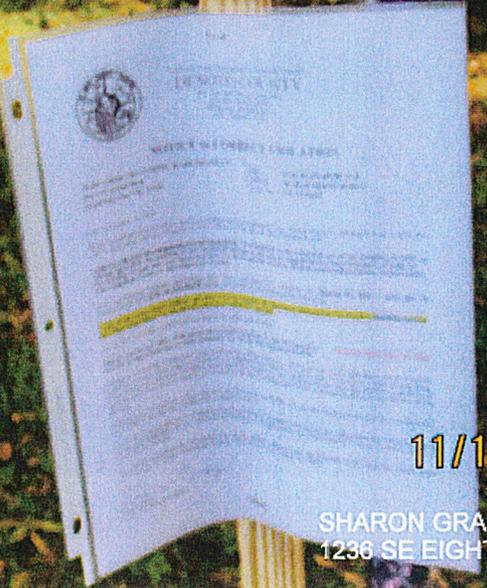
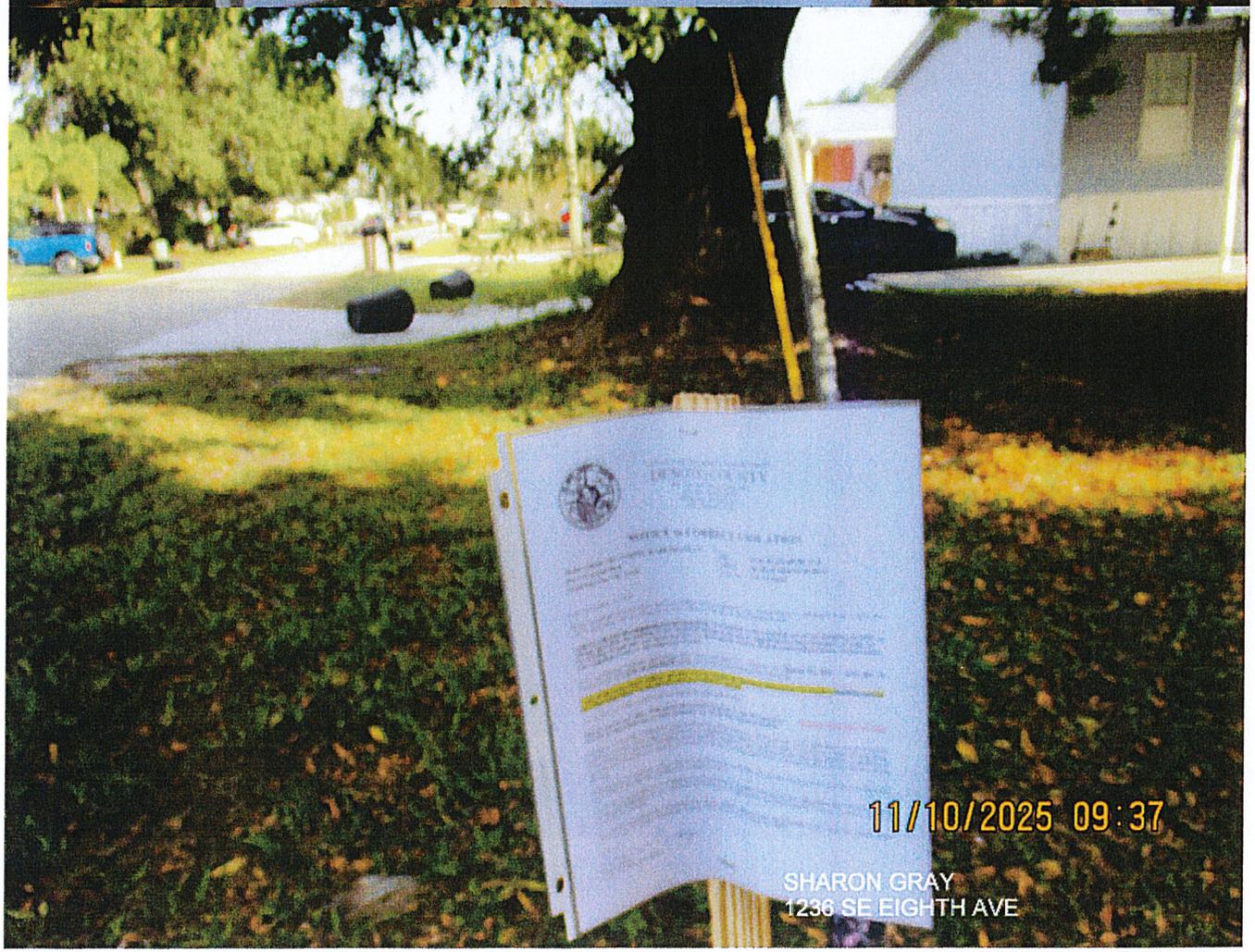
Failure to correct the violation(s) may result in a violation notice being filed for a civil infraction which would be based on a citation issued by a code enforcement officer. If the violation is not corrected, the citation may be issued and then subject to a civil infraction. The citation may be issued and then subject to a civil infraction. The citation may be issued and then subject to a civil infraction.

If you wish to appeal this notice, you must file a written appeal with the Department of Public Works, Planning and Zoning, within 30 days of the date of this notice. The appeal must be filed with the Department of Public Works, Planning and Zoning, within 30 days of the date of this notice.

If you have any questions concerning this notice, please contact the Department of Public Works, Planning and Zoning, at 201 East Oak Street, Suite 204, Arcadia, Florida 34266, or call (863)991-6165.

Sharon Gray
 1236 SE EIGHTH AVE

11/10/2025 09:37



11/10/2025 09:37

SHARON GRAY
 1236 SE EIGHTH AVE



03/05/2026 09:14

SHARON GRAY
1236 SE EIGHTH 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, Sharon Gray, duly sworn, deposes and says: That on 11/10/2025 @ 9:37 AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Midfirst Bank (MATTHEWS BARBARA JEAN)
999 NW Grand Blvd
Oklahoma City, OK 73118

at the following location(s): 1236 SE EIGHTH AVE

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

DATE: November 10, 2025

affiant Sharon Gray

Sworn to and subscribed before me this 20th day of November, 2025 by
Sharon Gray who is personally known _____ OR Produced Identification

Sarah Milstead
Notary Public



Payee: DeSoto County Code Enforcement, Check Date: April 24, 2025, Amount: \$*****4,443.37
File Case Memo Requested By

1000008730 1000008730-6-PS FCC - Special Assessment - Lien Recoverabl*****4,443.37

1236 SE Eighth Ave

FOR DEPOSIT ONLY

BOCC # 1000288359572

DeSoto County, Florida

SM 040 00242612

08:30-AM 05/06/2025

68384 4,443.37
DESOTO COUNTY BOCC
863-993-4800

REC#: 00242612 5/06/2025 8:30 AM
OPER: SM TERM: 040
REF#: 68384

TRAN: 9.1200 CODE ENF LIEN COST
SM2022-015 CE22-0162MATTHEWS,B
1236 SE EIGHTH AVE
001-00003540010000
CODE ENFORCEMENT FI 4,443.37CR

TENDERED: 4,443.37 CHECK
APPLIED: 4,443.37-

CHANGE: 0.00

68384

BANK OF AMERICA, NA
SAINT PETERSBURG, FL 33709
63-27/631

April 24, 2025

eXL Legal, PLLC
Disbursement Account
12425 28th Street N., Suite 200
Saint Petersburg, FL 33716

PAY TO THE ORDER OF DeSoto County Code Enforcement

\$*****4,443.37

Four Thousand Four Hundred Forty-Three and 37/100*****

DOLLARS

Intuit® CheckLock™ Secure Check

PROTECTED AGAINST FRAUD



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



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

MEMO 1000008730-6-PS / MATTHEWS, BARBARA

⑈068384⑈ ⑆06310027⑆ 898068441512⑈

eXL Legal, PLLC Disbursement Account

68384

Payee: DeSoto County Code Enforcement, Check Date: April 24, 2025, Amount: \$*****4,443.37
File Case 1000008730-6-PS

MEMO
FCC - Special Assessment - Lien Recoverable*****4,443.37

eXL Legal, PLLC

12425 28th Street N., Ste 200
St. Petersburg, FL 33716
(727) 536-4911

April 23, 2025

DESOTO COUNTY CODE ENFORCEMENT
201 EAST OAK ST. SUITE 204
ARCADIA, FL 34266

RE: Prior Owner's Name: NICOLE LEA COTTERMAN, JESSICA PICARD A/K/A JESSICA
ELIZABETH PICARD AND PHILLIP PICARD
Property Address: 1236 SE 8TH AVE
ARCADIA, FL 34266-7410
Our File # 1000008730

Dear Sir/Madam:

Enclosed please find our firm check in the amount of \$4,443.37, as full payoff for the Code Enforcement Case # CE-22-0162 on the above referenced property. Please find attached a copy of the payoff statement for your reference.

Should you have any questions, please contact me.

Very truly yours,

By: 
Legal Assistant
Attorney for the Plaintiff
eXL Legal, PLLC
Designated Email Address: efiling@xllegal.com

/lm
Enclosure

1000008730

Information below:

2
3 DeSoto County Code Enforcement
4 201 East Oak St., Suite 204
5 Arcadia, FL 34266
6 863-491-6165 Fax:863-491-6163
7 Parcel # or Address:
8 1236 SE EIGHTH AVE ARCADIA, FL 34266
9 PARCEL #06-38-25-0204-0320-0070

10
11
12
13 **Violations:**
14 There is currently ONE open code case and an amount of \$4,443.37 of a lien on this property at this time.

15
16
17
18
19
20 **Liens:**

21
22
23
24
25
26
27 **Lien Payoff:** \$ _____ **Good Through:** _____

28
29
30 **Property Registry:** **Required:** _____ **Good Through:** _____

31
32 Completed by: Sarah Milstead

33
34 Signature:

35
36 Contact #: (863) 491-6165

37
38 Contact Email: s.milstead@desotobocc.com

39
40 Date: 9/20/2024

41

Code Enforcement Case: CE-22-0162

Entered on: 03/14/2022 00:00

Printed on: 09/20/2024

Topic: Prohibited Uses/Structures
Due Date: 05/26/25
Initiated by: Citizen
Hearing Date:
SM Case No: 2022-015

Status: Open - Lien Order Recorded
Assigned To: Sharon Gray
Area #: RMF-M
Hearing Time:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 1236 SE EIGHTH AVE , 34266

Phone:

APN : 06-38-25-0204-0320-0070

Cell #:

Owner Information

Owner Name: MATTHEWS BARBARA JEAN

Address: 1236 SE 8TH AVE
ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	Actions			Note/Observation
	By	Date	Time	
Complaint	Sharon Gray	03/14/2022		House is being lived in without electricity or water.
Inspection / Site Visit	Sharon Gray	03/14/2022	1:37 pm	Site visit photos taken the meter is not in the meter can. The property is not open to intrusion but does appear to be being lived in.
E-mail Correspondence	Sharon Gray	03/14/2022	2:46 pm	Emailed Lester: Lester, Are homes required to have electric and water even after the CO has been issued? Please see attached pictures. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	03/15/2022	7:10 am	Lester's response: Yes if they are being occupied, and based on what I'm seeing this one appears to be occupied. I will try to keep an eye on it to help confirm that. Lester Hornbake Jr. Building Official DeSoto County Building Department
E-mail Correspondence	Sharon Gray	03/15/2022	8:04 am	Emailed Lester: Lester, Can you send me the ordinance or statute? Thanks, Sharon

E-mail Correspondence	Sharon Gray	03/15/2022 1:03 pm	Sharon Gray Code Enforcement Officer Emailed Lester & Alison: Lester & Alison, I have attached two photos one is from property appraisers showing a screened in porch on the front of the house. The other shows that the porch has been enclosed. I couldn't find permits for enclosing the porch. Alison can you please check and see if there are any permits for the porch enclosure? Thanks, Sharon
E-mail Correspondence	Sharon Gray	03/15/2022 1:13 pm	Sharon Gray Code Enforcement Officer Alison's response: Sharon, The only permit on file is from 2008 for "meter main panel on pole." Regards, Alison M. Shuman Permit Tech Supervisor/Office Manager DeSoto County Building Department
Case Notes	Sharon Gray	03/21/2022	The porch was enclosed without permits.
Mail Notice to Correct Violation	Sharon Gray	03/22/2022	Mailed the notice to correct
Notice of Violation	Sharon Gray	03/22/2022 10:26 am	> Inspection Time:1:37 pm, Send to (Owner - Cert no=70210350000051050065), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	03/23/2022 8:38 am	Posted the notice to correct photos taken
Inspection / Site Visit	Sharon Gray	04/07/2022 9:14 am	Site visit photos taken I have noticed more windows opened up I will get with Lester & Lee to see if they have been going by the property to see if think it is being occupied.
Inspection / Site Visit	Sharon Gray	04/07/2022 9:14 am	Site visit photos taken
E-mail Correspondence	Sharon Gray	04/12/2022 10:54 am	Emailed Building Department to see if a permit was applied for or issued for the enclosed porch.
E-mail Correspondence	Sharon Gray	04/12/2022 10:59 am	JC's from the Building Departments response: We have not received anything for the porch as of 4.12.22 at 10:58 am. Thank you and have a great day. J.c. Mansfield Permit Technician Desoto County Building Department
Inspection / Site Visit	Sharon Gray	04/12/2022 1:00 pm	Site visit photos taken
Inspection / Site Visit	Sharon Gray	04/12/2022 1:00 pm	Site visit photos taken
Notice Returned unclaimed	Sharon Gray	04/20/2022	Notice returned: Return to Sender, Unclaimed, Unable to Forward

Phone Call	Sharon Gray	04/21/2022	Called City of Arcadia Utilities Department to see if county utilities are turned on at this address. I was told yes and I asked for an email to be sent confirming this.
E-mail Correspondence	Sharon Gray	04/21/2022 11:40 am	Received email from Jahron Kellyman confirming that the address has water. There is a septic tank at the property for waist.
Inspection / Site Visit	Sharon Gray	04/21/2022 12:41 pm	Site visit photos taken
Case Notes	Sharon Gray	04/27/2022	There is not statue or local ordinance stating that they are required to have power in the home and they do have water and septic.
Turn in for Special Master Hearing	Sharon Gray	04/27/2022	Turn in for Special Masters Hearing
Reviewed and approved for Special Master Herring Submittal	Sharon Gray	04/27/2022	Submitted to Jorge for review for Special Masters
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	04/27/2022	Okay to turn in to the legal Department. (j/h)
E-mail Correspondence	Sharon Gray	04/27/2022 10:09 am	Emailed Alison in Building Department to see if permits have been applied for or issued for the porch enclosure.
E-mail Correspondence	Sharon Gray	04/27/2022 10:19 am	Alison's response: Good morning, Sharon - I have no zoning or permit applications in the system for enclosing a porch at the subject address.

Regards,

Alison M. Shuman
Permit Tech Supervisor/Office Manager
DeSoto County Building Department

Case Notes	Sharon Gray	05/02/2022 9:51 am	Per the public information site no permits have been issued.
Meeting / Conference	Sharon Gray	05/12/2022	While posting the property the daughter of Barbara Jean was out in the road and came into the yard and spoke to me. She said that her mother Barbara Jean Matthews had passed away but when her mom bought the property the porch was already enclosed.
Mail and Post Notice of Lien Hearing	Sharon Gray	05/12/2022 8:53 am	Posted the property for the lien hearing photos taken
Case Notes	Sharon Gray	05/13/2022	On May 12, 2022 a death certificate was e-filed with the Clerk of the Courts office.
Inspection / Site Visit	Sharon Gray	05/19/2022 9:15 am	Site visit photos taken
E-mail Correspondence	Sharon Gray	05/25/2022 8:12 am	Emailed Alison to see if any permits have been applied for or issued.
E-mail Correspondence	Sharon Gray	05/25/2022 8:15 am	Alison's response: I do not have any applications for permitting or zoning on file for 1236 SE Eighth Ave.

The DeSoto County Development Department will be closed on Monday, May 30th, in observance of Memorial Day.

Regards,

Alison M. Shuman
Permit Tech Supervisor

Inspection / Site Visit	Sharon Gray	05/25/2022 9:33 am	Site visit photos taken no change
Special Master Hearing	Sharon Gray	05/26/2022 10:00 am	Special masters hearing respondent not present in violation 30 days from the date of the order to correct and non-compliance fine of up to \$250.00 per day per violation. Case cost in the amount of \$228.70 to be paid in 30 days of the order and a two year cease & desist.
Speical Master Facts and Findings received and filed	Sharon Gray	06/06/2022	
E-mail Correspondence	Sharon Gray	07/18/2022 2:53 pm	Emailed Alison to check to see if permits have been applied for
Inspection / Site Visit	Sharon Gray	07/19/2022 1:39 pm	Site visit photos taken
Case Notes	Sharon Gray	07/21/2022	Per the public information page there are no permits
Affidavit of non-compliance prepared	Sharon Gray	07/21/2022	Prepared Affidavit of non compliance
E-mail Correspondence	Sharon Gray	07/22/2022 9:30 am	Alison's response: There are no permits on file for the address in question.

Regards,

Alison M. Shuman
Permit Tech Supervisor

E-mail Correspondence	Sharon Gray	12/12/2022 8:50 am	Emailed Alison to see if permits have been applied for or issued for the porch that was enclosed.
Inspection / Site Visit	Sharon Gray	01/06/2023 8:35 am	Site visit photos taken no change in violation.
E-mail Correspondence	Sharon Gray	03/02/2023 8:15 am	Emailed Alison to see if any permits have been applied for.
Inspection / Site Visit	Sharon Gray	03/02/2023 2:35 pm	Site visit photos taken no change in violation.
Turned in for Lien Hearing	Sharon Gray	03/03/2023	Turn in for Special Master Lien Hearing
E-mail Correspondence	Sharon Gray	03/03/2023 10:06 am	Alison's response: There are no permits of record showing for the subject address.

Regards,

Alison M. Shuman
Permit Tech Supervisor

Submitted for Special Master Review and approval	Sharon Gray	03/06/2023 8:09 am	
Mail and Post Notice of Hearing and Violation	Sharon Gray	03/09/2023 12:51 pm	Posted notice of hearing photos taken.
Inspection / Site Visit	Sharon Gray	03/15/2023 1:17 pm	Site visit photos taken no change.
Mail and Post Notice of Hearing and Violation	Sharon Gray	03/15/2023 1:17 pm	Posted amended notice of hearing photos taken.
Inspection / Site Visit	Sharon Gray	03/29/2023 8:35 am	Site visit photos taken in violation no change.
E-mail Correspondence	Sharon Gray	03/29/2023 9:43 am	Emailed Ocala to check on permits.
E-mail Correspondence	Sharon Gray	03/29/2023 9:56 am	Ocala's response: Good morning,

No permits have been issued or applied for an enclosed porch at this address.

Sincerely,

Cali Keene
Permit Tech
DeSoto County Building Department

Lien Hearing	Sharon Gray	03/30/2023 2:00 pm	Respondent not present found in violation for 16 days at the per day fine up to \$250.00 plus previous case cost in the amount of \$220.33 plus the current case cost in the amount of \$223.04 for the total of \$4443.37 to be recorded in 30 days if not paid and a two year cease and desist.
Lien Hearing Facts and Findings	Sharon Gray	04/06/2023	Received signed orders.
Lien Recorded	Sharon Gray	05/25/2023	Lien was recorded.

Violations

#	Violation Type	Due Date	Status	Closed Date
	LDR Sec. 20-1342 - Development Permit Required		Open	
1	Corrections Required. Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits			

Additional Addresses

Address Type: Complainant
Name: Jeadrian Quesada
Address: 1226 SE Eighth Ave
Arcadia, FL 34266
Phone: 863-934-3641 Cell #:

Fees

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	06/06/2022	220.33		
Special Masters Hearing Case Cost	01/19/2024	223.04		
Total Lien Amount Recorded	01/19/2024	4000.00		
		4,443.37	0.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____

Sharon Gray

From: Sharon Gray
Sent: Friday, November 7, 2025 1:40 PM
To: 'code.compliance@midfirst.com'
Subject: 1236 SE Eighth Ave

Krista,

I have already spoke to someone at the bank and let them know that the permitting for the porch needs to be addressed. I will do up a new notice to correct for the new owner in regards to the porch and If the matter is not resolved I will set up for Special Masters. If you have further questions please give me a call.

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

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

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



From: code.compliance [<mailto:code.compliance@midfirst.com>]
Sent: Tuesday, November 4, 2025 10:40 AM
To: Sarah Milstead <s.milstead@desotobocc.com>
Cc: code.compliance <code.compliance@midfirst.com>
Subject: Complaint / 1236 SE8TH AVE ARCADIA FL / Property ID: AAXIVIYEVE

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

Good morning,

I am contacting you on behalf of Midland Mortgage, a division of MidFirst Bank. Please be advised that Midland is the mortgage servicer for the property on behalf of the Secretary of Housing and Urban Development (HUD).

On the attached 'complaints' regarding the screened porch being enclosed without permits, can you advise if we are able to transfer the property to HUD or if a third party were to buy the property, "as-is"?

Thank you,
Krista Dudley
Code Compliance / Vacant Property Coordinator II
Midland Mortgage, A Division of MidFirst Bank
999 NW Grand Blvd

Oklahoma City, OK 73118
(405) 426-1021

Privileged/Confidential information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply email. Please advise immediately if you or your employer does not consent to Internet email for messages of this kind.

Opinions, conclusions, and other information in this message that do not relate to the official business of my firm shall be understood as neither given nor endorsed by it.

If you are in bankruptcy or have been discharged in bankruptcy, this communication is for informational purposes only and is not intended to collect a debt.

Sharon Gray

From: Sharon Gray
Sent: Thursday, May 29, 2025 12:50 PM
To: 'We Preserve, LLC'; Candace.Las@blackdomeservices.com; Suzanne Costa
Subject: RE: 1236 SE8TH AVE ARCADIA, FL 34266

The first step after obtaining the letter from an engineer will be to apply for the zoning verification with DeSoto county and then apply for the permits with the DeSoto County Building Department. Please let me know if you have any other questions. I hope to have the recorded satisfaction soon.

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



From: We Preserve, LLC [mailto:contactus@wepreserve.net]
Sent: Thursday, May 29, 2025 11:01 AM
To: Candace.Las@blackdomeservices.com; Suzanne Costa <suzanne.costa@blackdomeservices.com>
Cc: Sharon Gray <s.gray@desotobocc.com>
Subject: 1236 SE8TH AVE ARCADIA, FL 34266

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

Hi team, spoke with the city of Arcadia who directed us to:
Desoto county code enforcement - 863-491-6165

Spoke with Shannon who advised the following:
s.gray@desotobocc.com
863-491-6165

Code violation case opened 22-0162

Violated Lien recorded on 3/25/2023 paid in full (enclosed front porch)

Need permits

In order to complete and close out violation -

Engineer needed to advised if porch was built to code: receive a letter head stamp of approval:

Paperwork submit over to city (along with permit packet) Permit regardless needs to be pulled: inspection will need to be scheduled

Planning department (zoning verification) 863-993-4806
Building Department 863-993-4811

Note: Property needs to be registered with the Desoto County: (still in the previous owner's name)

Regards,
Christine Carde
We Preserve, LLC
833-577-3737 ext 702
(813) 808-1308
<http://www.wepreserve.net>
contactus@wepreserve.net



We Preserve, LLC

Important Notice: The information contained in this email is private and confidential. It is intended only for the recipient(s) named above. If you are not named above or are not an agency of the recipient(s), then you have received this email in error, and to review, distribute or copy this transmission or its attachment(s) is strictly prohibited by federal law. If you have received this email in error, please notify the sender by email immediately.

Sharon Gray

From: Cassandra Wolcheck
Sent: Thursday, March 5, 2026 8:56 AM
To: Sharon Gray
Cc: Building Dept
Subject: RE: 1236 SE Eighth Ave
Attachments: 1236 SE Eighth Ave Permit History.pdf

 Best wishes,
Cassie Wolcheck

Permit Technician

*DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266*

Desk: 863-993-4811

Fax: 863-491-6163

c.wolcheck@desotobocc.com

www.desotobocc.com



From: Sharon Gray <s.gray@desotobocc.com>
Sent: Thursday, March 5, 2026 8:31 AM
To: Cassandra Wolcheck <c.wolcheck@desotobocc.com>
Subject: FW: 1236 SE Eighth Ave

Sharon Gray

Code Enforcement Officer

*DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266*

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Monday, March 2, 2026 4:43 PM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: FW: 1236 SE Eighth Ave

Alison,

Have any permits been issued or applied for the enclosed porch at 1236 SE Eighth Ave?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

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

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



From: Juana Sanchez
Sent: Thursday, December 11, 2025 9:34 AM
To: Sharon Gray <s.gray@desotobocc.com>
Cc: Building Dept <Building@desotobocc.com>
Subject: RE: 1236 SE Eighth Ave

Good morning,

I am unable to locate any permits or applications for the address above.

Sincerely,

Juana Sanchez

Permit Technician – Building Department

DeSoto County Board of County Commissioners

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

Desk: 863-993-4811

Fax: 863-491-6163

j.sanchez@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Thursday, December 11, 2025 8:57 AM
To: Building Dept <Building@desotobocc.com>
Subject: 1236 SE Eighth Ave

This email originated inside of DeSoto County BOCC.

Have any permits been applied for or issued for the porch that was enclosed?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com





Permit History

Permit Number	Permit Application Date	Address	Permit Status	Permit Description
0800093	2/1/2008	1236 SE EIGHTH AVE RD	Complete	METER MAIN PANEL ON POLE

Sharon Gray

From: Sharon Gray
Sent: Monday, March 2, 2026 4:43 PM
To: Alison Shuman
Subject: FW: 1236 SE Eighth Ave

Alison,

Have any permits been issued or applied for the enclosed porch at 1236 SE Eighth Ave?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



From: Juana Sanchez
Sent: Thursday, December 11, 2025 9:34 AM
To: Sharon Gray <s.gray@desotobocc.com>
Cc: Building Dept <Building@desotobocc.com>
Subject: RE: 1236 SE Eighth Ave

Good morning,

I am unable to locate any permits or applications for the address above.

Sincerely,

Juana Sanchez

Permit Technician – Building Department
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-993-4811

Fax: 863-491-6163

j.sanchez@desotobocc.com

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Sharon Gray

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DeSoto County Board of County Commissioners

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

Desk: 863-491-6165

s.gray@desotobocc.com

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Code Enforcement Case: CE-25-0484

Entered on: 10/20/2025 00:00

Printed on: 03/05/2026

Topic: Foreclosure Registration
 Due Date: 10/20/26
 Initiated by: Bank
 Hearing Date:
 SM Case No:

Status: Open
 Assigned To: Sarah Milstead
 Area #: RMF-M
 Hearing Time:

Permit

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

Property Location

Occupant Name:

Address: 1236 Se Eighth Ave , 34266

Phone:

Cell #:

APN : 06-38-25-0204-0320-0070

Owner Information

Owner Name: Midfirst Bank

Address: 999 Nw Grand Blvd

Oklahoma City, OK 73118

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Case Notes	Sarah Milstead	10/20/2025	2:12 pm	Received foreclosure registry application and fee. Please see attachments for a copy of the application.

Violations

#	Violation Type	Due Date	Status	Closed Date
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Additional Addresses

Address Type:Other Name:MidFirst Bank Address:999 NW GRAND BLVD OKLAHOMA CITY, OK 73118 Phone:(405)426-1280 Cell #:	Address Type:Other Name:Erik Kenner Address: Phone: Cell #:
Address Type:Other Name:Raybel Home Preservation/Mariel Lizano Address:9000 EXCELSIOR LOOP VENICE, FL 34293 Phone:(786)657-4726 Cell #:	Address Type:Other Name:Mortgage Contracting Services, LLC Address: Phone:(813) 387-100 Cell #:

Fees

Fee Type	Date	Charges	Payments	Details
Foreclosure Registry Fee	10/20/2025	100.00		
Foreclosure Registry Payment	10/20/2025		100.00	PAID WITH CHECK #000045414 ON 10/20/2025 BY SMM
		100.00	100.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____



DESOTO COUNTY, FLORIDA

INTERNAL USE ONLY

FEE PAID: _____ DATE: _____
CHECK/MONEY ORDER # _____

**DeSoto County Board of County Commissioners
Development Department**

Code Compliance
201 E Oak St Suite 204 Arcadia FL, 34266 Office: (863) 491-6165 Fax: (863) 491-6163

VACANT REAL PROPERTY REGISTRATION FORM

Type of Registration: New Renewal Date of Initial Inspection: 09 / 03 / 2025

An annual regulatory fee of One Hundred Dollars (\$100.00) per parcel is due and payable at the time of registration, and upon each annual renewal thereafter on the anniversary date of initial registration. A late fee of Fifty Dollars (\$50.00) shall be charged for any fee which is not paid within ten (10) days of the date when due.

Property information: (Please print or type)

Property Address: 1236 SE 8TH AVE Subdivision: _____ Zip: 34266
Street

Property ID/Tax Folio #: 06-38-25-0204-0320-0070 Lis Pendens Recordation: _____
Book and Page Or Instrument Number Date Filed

Mortgagee Information:

Mortgagee/Assignee/Trustee/Owner Name: MidFirst Bank

Address: 999 NW Grand Blvd, Oklahoma City, OK 73118
Street City State Zip
**Mortgagee address is where notices will be sent.*

Telephone: (405) 426-1280 Fax: () Email: vpo.compliance@midfirst.com

Mortgagee Contact Person: Erik Kenner Cell Phone: ()

Telephone: () Fax: () Email: _____

Foreclosure Attorney Name: _____

Address: _____
Street City State Zip

Telephone: () Fax: () Email: _____

Local Property Management Information (If Mortgagee is out of area or a Corporation, Limited Partnership or LLC):

Local Contact and/or Property Management Company Name: Raybel Home Preservation/Marie! Lizano
**Responsible for security and maintenance of this property.*

Address: 9000 Excelsior Loop Venice, FL 34293
Street City State Zip

Telephone: (786) 657-4726 Fax: () Email: PRSrequest@mcs360.com

24 Hour/Emergency Contact Name: Mortgage Contracting Services, LLC 24hr Phone: (813) 387-1100

Telephone: () Fax: () Email: PRSrequest@mcs360.com

VACANT REAL PROPERTY REGISTRATION (continued)

It is the purpose and intent of the DeSoto County Board of County Commissioners to establish procedures and requirements for the registration of real property located within the unincorporated area of the county that is vacant and in the process of foreclosure. .

- 1. Any mortgagee that holds a mortgage on any vacant real property in foreclosure located within the unincorporated area of the county shall perform an inspection of the property that is the security for the mortgage and shall register the vacant real property with the county upon commencement of foreclosure by said mortgagee on said property. A separate registration is required for each parcel of vacant real property simultaneous with the recording of a notice of lis pendens in the public records of the county in any civil action to foreclosure on a mortgage, lien, or similar instrument that secures debt upon vacant real property in foreclosure located within the unincorporated area of the county. If any real property in foreclosure located within the unincorporated area of the county becomes vacant after commencement of foreclosure, the mortgagee shall perform an inspection of the property and shall register the vacant real property with the county no later than thirty (30) days after such vacancy occurs.
2. Any vacant real property in foreclosure subject to this ordinance shall be maintained in compliance with all applicable codes and ordinances, including, but not limited to, the DeSoto County Land Development Regulations, the Florida Building Code, and applicable provisions of fire safety and protection ordinances and regulations.
3. Any vacant real property in foreclosure subject to this Ordinance shall be maintained in a secure manner and not accessible to unauthorized persons. A secure manner includes, but is not limited to, closure and locking of windows, doors, gates, and other openings of such size that may allow a child to access the interior of any structure on the real property.
4. The mortgagee or the local property management company named in the registration shall inspect the vacant real property in foreclosure on a monthly basis to ensure said property is in compliance with this section. Upon request by the county, the mortgagee or the local property management company shall provide a copy of any inspection reports to the county.
5. Failure of the property owner, the mortgagee, or the local property management company named in the registration to maintain any vacant real property in foreclosure shall constitute a violation of this Ordinance. Failure of the mortgagee or the local property management company named in the registration to inspect any vacant real property in foreclosure or to provide any required reports shall constitute a violation of this Ordinance
6. Any violation of this Ordinance may be enforced as provided in Section 125.69, Florida Statutes. In addition, the county may bring suit to restrain, enjoin, or otherwise prevent a violation of or mandate compliance with this Ordinance or provided in Chapter 162, Florida Statutes

Registration form completed by: TreySha Brooks (Print Name) Title: Agent

Signature: [Handwritten Signature] Date: 10.9.2025

State of Michigan County of Macomb

The foregoing instrument was acknowledged before me, the undersigned Notary Public in and for the State of Michigan

On this, the 9 day of October, 2025 by TreySha Brooks (Print Name)

[Handwritten Signature] (Signature of Notary)

REBECCA THOMAS Notary Public, State of Michigan County of Macomb My Commission Expires 10-25-2028 Acting in the County of Macomb

Notary Public, State of Michigan Personally Known [checked] or Produced Identification Type of Identification Produced

(Print, Type, or Stamp Commissioned Name of Notary Public)

Keep a copy of the registration form for your records. Please contact the County Code Compliance at (863) 491-6185 with any questions or for additional information.



Vendor Number:
29152

Vacant Property Registration Check Request Form

Date Requested: 10/10/2025

Customer Number: 1419

Customer Name: MidFirst Bank

Loan Number: 58983494

Invoice Number: VPR015480916

Matrix ID: 1348

Property Address:

1236 SE8TH AVE

ARCADIA, FL 34266

Parcel Number: 063825020403200070

Payee Name: Desoto County BOCC

Address: 201 E Oak St, Suite 204 Development Department-Code Compliance

City, State, Zip: Arcadia, FL 34266

Amount: \$100.00

Registration Type: Initial

Payment Type: Check

Comments: Registration Timeframe: 10/10/2025 TO 10/10/2026

Registration Trigger: Vacant

Requested By:

TREYSHA BROOKS

10/10/2025

Signature

Date

Approved By:

TREYSHA BROOKS

10/10/2025

Signature

Date

Mortgage Contracting Services

350 Highland Drive
Suite 100
Lewisville, TX 75067
(866) 563-1100

JPMorgan Chase
Lewisville, TX

000045414

111000614

DATE

Oct 13, 2025

Pay to the Order of: Desoto County BOCC

AMOUNT

\$100.00

One Hundred Dollars and 00 Cents

Desoto County BOCC
201 E Oak St, Suite 204
Development Department-Code Compliance
Arcadia, FL 34266



VOID IF NOT CASHED WITHIN 180 DAYS



⑈000045414⑈ ⑆111000614⑆

898900706⑈

Mortgage Contracting Services

Vendor ID

Check Number: 000045414

To: Desoto County BOCC

29152

Date: 10/13/2025

Invoice Number	Date	Description	Outstanding Amt	Net Paid Amt	Discount	Paid Amount
VPR015480916	10/13/2025	1236 SE8TH AVE	\$100.00	\$100.00	\$0.00	\$100.00

TOTALS:

\$100.00