

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0946

VARNER PHILLIP E & VARNER GEORGIA A

Respondents,

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

STATE OF FLORIDA)
COUNTY OF DESOTO)

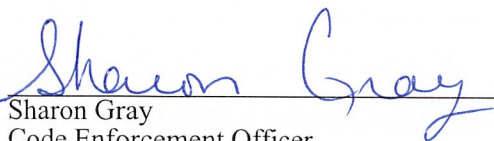
Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: VARNER PHILLIP E & VARNER GEORGIA A, 1374 NE SUGAR BABE RD, ARCADIA FL 34266.

1. An inspection on August 29, 2025, Code Enforcement Officer visited your property located at 1374 NE SUGAR BABE RD, ARCADIA FL 34266 described and zoned as: RM

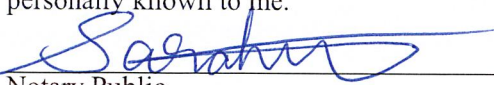
DeSoto County Tax Parcel Number #36-37-25-0102-0000-0300 more particularly described by deed or instrument number #202114000003 of the Official Records of DeSoto County, Florida.

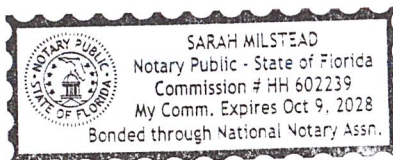
2. **The inspection resulted in the findings that the property is: Overgrown , Unauthorized dumping and accumulation prohibited , Dilapidated building.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1616 (a)(5) (e) , DCCO Section 11-302 , LDR Sec. 20-1616 (a)(9), 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 July 21, 2025 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Mow and maintain the property , Remove all garbage, refuse, rubbish, junk, and debris from the property. , Obtain all required permits for the repair or demolition of the dilapidated structure and secured so that it is not open to intrusion.. 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
Code Enforcement Officer

201 E. Oak Street
Arcadia, Florida 34266

Sworn to and subscribed before me this 11th day of September, 2025 Affiant is personally known to me.


Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0946

VARNER PHILLIP E & VARNER GEORGIA A

Respondents,

_____/

TO: VARNER PHILLIP E & VARNER GEORGIA A
1374 NE SUGAR BABE RD
ARCADIA FL 34266

RE: 1374 NE SUGAR BABE RD, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **October 28, 2025 at 11:00 A.M.** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

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

CERTIFICATE OF SERVICE

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

Certified Mailing Number: 9589071052701588389553

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

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned personally appeared, Affiant who having been duly sworn deposed and said as follows:

I posted a true and correct copy of the Affidavit of Violation and The Notice of Mandatory Hearing in Case # SM CE 24-0946, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #36-37-25-0102-0000-0300 / **1374 NE SUGAR BABE RD, ARCADIA FL 34266**
 @_____ a.m / p.m _____ day of _____ 2025

and

(b) DeSoto County Administration Building, 201
 E. Oak Street, Second Floor, Arcadia, Florida
 _____ day of _____, 2025.

Further, Affiant say eth naught.

Affiant_____

Sworn to and subscribed before me this _____ day of _____ 2025 by Sharon Gray is personally known to me.

Certified Mailing Number: 9589071052701588389553

Notary Public

Special Master Mandatory Hearing Case Checklist

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

✓ or N/A	Respondents Name <u>Phillip E. Varner + Georgia A. Varner</u> Case # <u>24-0946</u>
	Site Address <u>1374 NE Sugar Babe Rd</u>
	Respondent's Mailing Address <u>5288 NE Country Ranches Rd</u>
✓	Case Notes in date order
	Case Cost to date
✓	Property card
✓	Tax Record
✓	Deed Information
✓	Complaint/Request
✓	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing
✓	Notice of Mandatory Hearing (file copy)
✓	Green Card if received, and or Track and Confirm information from the USP website
—	Original Notice to Correct in the envelope with green card attached if unclaimed
—	Copy of Notice to Correct that was posted and sent by regular Mail
✓	Photograph of posting, if applicable
✓	Affidavit of posting or hand delivery
✓	Photographs of site visits in support of the case
✓	Any correspondence to or from the Respondent or the Respondent's representative
✓	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)

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

Only the following violations will be referenced in the Notice of Mandatory Hearing:
LDR Sec 20-16/6(a)(5)(e) Overgrown ?? (Delapidated)
DCCO Sec 11-302 Unauthorized Pumping & accumulation

Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.
 Will need an Affidavit of posting

Special Instructions

Officers' Name Sharon Gray

Special Master Hearing on: October 28, 2025

Reviewed by: [Signature]

Date: 9/11/25

SMCE 24-0946

Code Enforcement Case: CE-24-0946

Entered on: 09/20/2024 00:00

Printed on: 09/04/2025

Topic: Overgrown grass, weeds, bushes

Status: Open - Turn in for SM

Due Date: 08/05/25

Assigned To: Sharon Gray

Initiated by: Citizen

Area #: RM

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 1374 NE SUGAR BABE RD , 34266

Phone:

Cell #:

APN : 36-37-25-0102-0000-0300

Owner Information

Owner Name: VARNER PHILLIP E &

Address: VARNER GEORGIA A

5288 NE COUNTRY RANCHES RD

ARCADIA, FL 34266

Phone: 863-220-0598

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	09/20/2024	1:50 pm	Request 4687-LORRAINE BULLOCK - OVERGROWN GRASS, WITH DILAPIDATED STRUCTURE DUE TO HURRICANE, DEBRIS EVERYWHERE.
Inspection / Site Visit	Sharon Gray	09/25/2024	9:37 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	11/08/2024	9:02 am	Site visit photos taken in violation
Mail Notice to Correct Violation	Sharon Gray	11/13/2024		Mailed notice to correct.
Notice of Violation	Sharon Gray	11/13/2024	9:21 am	> Inspection Time:9:02 am, Send to (Owner - Cert no=9589071052701588383414), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	11/14/2024	9:01 am	Posted notice to correct photos taken.
Return Receipt Received	Sharon Gray	11/25/2024		Received signed green card
Inspection / Site Visit	Sharon Gray	12/03/2024	8:50 am	Site visit photos taken the property has been mowed. I can now clearly see there is a dilapidated structure on the property. I will re notice to add to the notice dilapidated structure.
Mail Notice to Correct Violation	Sharon Gray	12/04/2024		Mailed notice to correct
Notice of Violation	Sharon Gray	12/04/2024	8:37 am	> Inspection Time:8:50 am, Send to (Owner - Cert no=9589071052701588383278), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	12/05/2024	9:20 am	Posted the N2C for Officer Gray. Took photos.
Return Receipt Received	Sharon Gray	12/12/2024		received signed green card
Inspection / Site Visit	Sharon Gray	12/20/2024	9:22 am	Site visit photos taken in violation.
Inspection / Site Visit	Sharon Gray	01/09/2025	10:32 am	Site visit photos taken in violation. Per the public information page no demo permits or any permits came up. Set up for Special Masters.
Meeting / Conference	Sharon Gray	01/14/2025	9:15 am	Phillip Varner came into the office and the said that he is hoping the contractor will have the structure and debris removed by the end of February.
Inspection / Site Visit	Sharon Gray	02/10/2025	9:10 am	While visiting the other case I have one Sugar Babe I saw that a lot of the debris has been removed from the property.
Inspection / Site Visit	Sharon Gray	03/04/2025	12:48 pm	Site visit photos taken only a small bit of debris remains I will call Mr. Varner so he can take care of it.
Inspection / Site Visit	Sharon Gray	05/12/2025	12:30 pm	Site visit photos taken no change
Inspection / Site Visit	Sharon Gray	07/18/2025	10:52 am	Site visit photos taken overgrown
Notice of Violation	Sharon Gray	07/21/2025		> Inspection Time:10:52 am, Send to (Owner - Cert no=9589071052701588386804), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	07/21/2025	9:54 am	Posted and mailed notice to correct photos taken

Return Receipt Received	Sharon Gray	07/28/2025	Received signed green card
Inspection / Site Visit	Sharon Gray	08/29/2025 8:36 am	Site visit photos taken in violation
Turn in for Special Master Hearing	Sharon Gray	09/04/2025 9:37 am	Turn in for Special Masters

<i>Violations</i>			
#	Violation Type	Due Date	Status Closed Date
1	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open
2	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open
3	LDR Sec. 20-1616 (a)(9) - Dilapidated building Corrections Required:Obtain all required permits for the repair or demolition of the dilapidated structure and secured so that it is not open to intrusion.		Open

<i>Additional Addresses</i>	
Address Type:Complainant	Name:LORRAINE BULLOCK
	Address:1337 NE SUGAR BABE RD
	Phone:(954) 806-9791 Cell #:

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	44	\$	6.60
SERVICE	Number of Certified letters	3	\$	28.92
LEGAL SERVICE	Number of Certified letters	1	\$	9.64
TOTAL			\$	45.16

☒	PROPERTY CARD
☒	TAX RECORD
☒	DEED

Accepted	Rejected
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N2C GREEN CARD RETURN DATE

HEARING GREEN CARD RETURN DATE

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 8/28/2025

Parcel: 36-37-25-0102-0000-0300 (18157)

Owner & Property Info

Result: 7 of 7

Owner	VARNER PHILLIP E & VARNER GEORGIA A 5288 NE COUNTRY RANCHES RD ARCADIA, FL 34266		
Site	1374 NE SUGAR BABE RD, ARCADIA		
Description*	EAST WOOD ESTATES LOT 30 INST:201114016168 INST:202114000003		
Area	0.611 AC	S/T/R	36-37-25
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.

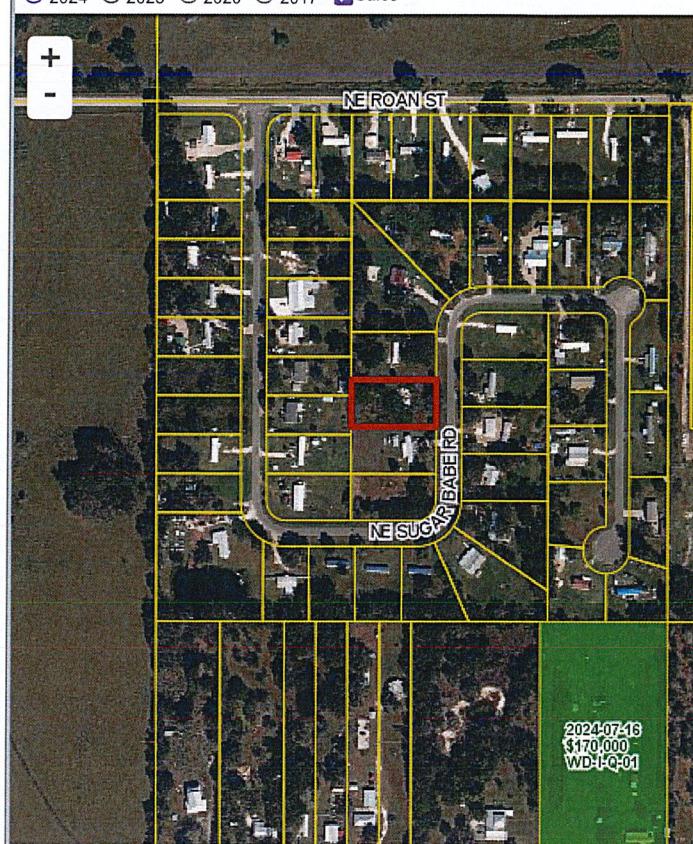
Property & Assessment Values

2024 Certified Values		2025 Preliminary Values	
Mkt Land	\$23,500	Mkt Land	\$23,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$4,446	XFOB	\$3,865
Just	\$27,946	Just	\$27,365
Class	\$0	Class	\$0
Appraised	\$27,946	Appraised	\$27,365
SOH/10% Cap	\$15,754	SOH/10% Cap	\$13,954
Assessed	\$27,946	Assessed	\$27,365
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$12,192 other:\$12,192 school:\$27,946	Total Taxable	county:\$13,411 other:\$13,411 school:\$27,365

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/31/2020	\$524,600	202114000003	WD	I	U	30
8/10/2011	\$15,300	201114016168	TX	I	U	11
12/8/2005	\$100	573 / 720	QC	I	U	
2/5/1991	\$22,000	278 / 1136	WD	I	Q	03
9/15/1989	\$0	263 / 843	WD	I	U	
4/1/1981	\$160,000	210 / 438	MS	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
1775	MH-CONN	1980	\$2,850.00	1.00	0 x 0
1405	FNC CH L5	2007	\$841.00	738.00	0 x 0
1410	FNC CH L6	2007	\$174.00	124.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	1.000 LT (0.611 AC)	1.0000/1.0000 1.0000/ /	\$23,500 /LT	\$23,500	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: 7 of 7

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1551000 2024

R 36-37-25-0102-0000-0300

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$92.85
COUNTY LAW ENF	.0024399	\$29.75
SCHOOL LRE	.0030960	\$86.52
SCHOOL DISC	.0022480	\$62.82
SOUTHWEST WATER MGMT	.0001909	\$2.33
TOTAL AD-VALOREM:		\$274.27

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES & ASMTS: \$312.27

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

Property Address:

1374 NE SUGAR BABE R ALCADIA 34266

**VARNER PHILLIP E &
VARNER GEORGIA A
5288 NE COUNTRY RANCHES RD
ARCADIA , FL 34266**

0.611 ACRES
EAST WOOD ESTATES
LOT 30
INST:201114016168
INST:202114000003

FAIR MKT VALUE	\$27,946.00	DIST	7
ASSESS	\$12,192.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$12,192.00		

**** PAID ****

Last Payment: 02/04/2025 Receipt Number: 1201342

Amount Collected: \$306.02 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
363725010200000300 R		2024	\$274.27	\$38.00	2/4/2025	\$306.02	\$0.00
363725010200000300 R		2023	\$266.38	\$38.00	1/31/2024	\$298.29	\$0.00
363725010200000300 R		2022	\$451.48	\$454.67	1/3/2023	\$878.97	\$0.00
363725010200000300 R		2021	\$383.41	\$448.16	12/20/2021	\$806.62	\$0.00
363725010200000300 R		2020	\$523.01	\$442.81	12/1/2020	\$927.19	\$0.00
363725010200000300 R		2019	\$511.31	\$438.38	1/2/2020	\$921.20	\$0.00
363725010200000300 R		2018	\$455.41	\$432.50	11/26/2018	\$852.39	\$0.00
363725010200000300 R		2017	\$399.95	\$390.50	11/20/2017	\$758.83	\$0.00
363725010200000300 R		2016	\$377.29	\$390.50	11/30/2016	\$737.08	\$0.00
363725010200000300 R		2015	\$384.69	\$311.50	12/1/2015	\$668.34	\$0.00
363725010200000300 R		2014	\$347.58	\$287.50	11/21/2014	\$609.68	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Phillip E. Varner
5288 NE Country Ranches Road
Arcadia, FL 34266

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made the 31ST day of December, 2020 by **BERMONT PROPERTIES, LLC**, a Florida Limited Liability Company, whose post office address is 2947 SE Highway 31, Arcadia, FL 34266, herein called the grantor, to **PHILLIP E. VARNER and GEORGIA A. VARNER**, husband and wife, whose post office address is 5288 NE Country Ranches Road, Arcadia, FL 34266, hereinafter called the Grantees:

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situate in DeSoto County, State of Florida, viz.:

SEE ATTACHED EXHIBIT "A" (Legal Description)

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees 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, and hereby 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, 2020.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

A. MILES KROTZER

Witness #1 Printed Name

Barbara P. Phillips

Witness #2 Signature

Barbara P. Phillips

Witness #2 Printed Name

BERMONT PROPERTIES, LLC, a Florida
Limited Liability Company

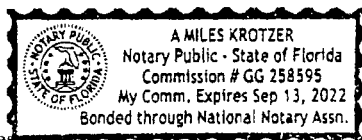
[Signature]

By: Steven E. Varner, Managing Member

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31ST day of December, 2020, by, Steven E. Varner, as Managing Member of BERMONT PROPERTIES, LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires

[Signature]
Notary Public

A. MILES KROTZER

Notary Public Printed Name

Exhibit “A”

Legal Descriptions for DeSoto County, Florida

Lots 4, 5 and 6, Block 50, FLORARCADIA SUBDIVISION, according to the plat thereof, recorded in Plat Book 5, Page 2, of the Public Records of DeSoto County, Florida, Parcel ID# 35-38-24-0116-0500-0040, a/k/a 6653 SW Pensacola Avenue, Arcadia, FL 34266, and

Lot 1, Block M, FOREST PINES ESTATES, according to the plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of DeSoto County, Florida, Parcel ID# 06-38-25-0120-00M0-0000, a/k/a 1337 SE Maple Drive, Arcadia, FL 34266, and

Lot 30, EASTWOOD ESTATES, according to the plat thereof, recorded in Plat Book 9, Page 49, of the Public Records of DeSoto County, Florida, Parcel ID# 36-37-25-0102-0000-0300, a/k/a 1374 NE Sugar Babe Road, Arcadia, FL 34266, and

The East ½ of Lot 2, Block I, FOREST PINES ESTATES, according to the plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of DeSoto County, Florida, Parcel ID# 06-38-25-0120-00L0-0021, a/k/a 1374 SE Maple Drive, Arcadia, FL 34266, and

Lot 4, Block G, FOREST PINES ESTATES, according to the plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of DeSoto County, Florida, Parcel ID# 06-38-25-0120-00G0-0040, a/k/a 1938 SE Cherry Drive, Arcadia, FL 34266, and

Lot 5, Block G, FOREST PINES ESTATES, according to the plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of DeSoto County, Florida, Parcel ID# 06-38-25-0120-00G0-0050, a/k/a 1904 SE Cherry Drive, Arcadia, FL 34266, and

Lot 6, Block G, FOREST PINES ESTATES, according to the plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of DeSoto County, Florida, Parcel ID# 06-38-25-0120-00G0-00640, a/k/a 1880 SE Cherry Drive, Arcadia, FL 34266, and

Lot 7, Block G, FOREST PINES ESTATES, according to the plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of DeSoto County, Florida, Parcel ID# 06-38-25-0120-00G0-0070, a/k/a 1832 SE Cherry Drive, Arcadia, FL 34266.



DESOTO COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus **ORI**
POWERED BY CIVITEK

[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:

35 items found, displaying 1 to 25.

[\[First/Prev\]](#) [1, 2](#) [\[Next/Last\]](#)

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
VARNER PHILLIP E	F	08/02/2024	MTG	202414005865	0/0	10	\$800,000.00	LT 9 & S 32 FT OF LT 8 BLK A SANDALWOOD ESTATES.... View Image
VARNER PHILLIP E	F	07/22/2024	TER	202414005462	0/0	1	\$0.00	INST #202314010476 View Image
VARNER PHILLIP E	F	07/22/2024	D	202414005463	0/0	2	\$275,000.00	LT 1 BLK M FOREST PINE ESTATES.... View Image
VARNER PHILLIP E	F	03/18/2024	NOC	202414001993	0/0	1	\$0.00	5288 NE COUNTRY RANCHES RD View Image
VARNER PHILLIP E	T	02/27/2024	D	202414001480	0/0	1	\$10.00	LTS 4-6, BLK 50 FLORACADIA SUB... View Image
VARNER PHILLIP E	F	02/27/2024	D	202414001481	0/0	2	\$28,000.00	LTS 4-6, BLK 50, FLORACADIA SUB... View Image
VARNER PHILLIP E	F	02/15/2024	AFF	202414001239	0/0	1	\$0.00	AFFIDAVIT OF CONTINUOUS MARRIAGE View Image
VARNER PHILLIP E	F	02/15/2024	TER	202414001240	0/0	2	\$0.00	INST #202314010082 View Image
VARNER PHILLIP E	T	02/15/2024	D	202414001241	0/0	1	\$10.00	E 1/2 OF LT 2 BLK L FOREST PINE ESTATES... View Image
VARNER PHILLIP E	F	02/15/2024	D	202414001242	0/0	2	\$265,000.00	E 1/2 OF LT 2 BLK L FOREST PINE ESTATES... View Image
VARNER PHILLIP E	F	02/15/2024	UNK	202414001235	0/0	3	\$0.00	2022 CHAMPION DWMH ID #FL26100PHB203299A & ID #FL26100PHB203299B View Image
VARNER PHILLIP E	F	10/11/2023	D	202314009677	0/0	2	\$55,000.00	LT 6 BLK G FOREST PINE ESTATES... View Image
VARNER PHILLIP E	T	10/11/2023	MTG	202314009678	0/0	3	\$45,000.00	LT 6 BLK G FOREST PINE ESTATES...

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
								View Image
VARNER PHILLIP E	F	08/03/2023	TER	202314007841	0/0	1	\$0.00	INST #202314002856 View Image
VARNER PHILLIP E	F	08/03/2023	AFF	202314007842	0/0	1	\$0.00	AFFIDAVIT OF CONTINUOUS MARRIAGE View Image
VARNER PHILLIP E	F	08/03/2023	D	202314007843	0/0	2	\$275,000.00	LT 5, BLK 'G', FOREST PINE ESTATES... View Image
VARNER PHILLIP E	F	08/03/2023	D	202314007836	0/0	2	\$275,000.00	LT 4, BLK 'G', FOREST PINE ESTATES... View Image
VARNER PHILLIP E	F	07/12/2023	AFF	202314007096	0/0	1	\$0.00	AFFIDAVIT OF CONTINUOUS MARRIAGE View Image
VARNER PHILLIP E	F	07/12/2023	D	202314007097	0/0	2	\$57,000.00	LT 7 BLK G FOREST PINE ESTATES.... View Image
VARNER PHILLIP E	T	01/04/2021	D	202114000003	0/0	2	\$524,537.00	SEE EXHIBIT 'A' View Image
VARNER PHILLIP E	F	02/27/2019	SAT	201914001303	0/0	1	\$0.00	INST #201514000130 View Image
VARNER PHILLIP E	T	10/04/2018	D	201814005745	0/0	1	\$10.00	W 1/2 OF THE E 1/2 OF THE SE 1/4 OF THE SE 1/4 SEC 10 TOWNSHIP 37 RANGE 27 View Image
VARNER PHILLIP E	F	01/12/2015	D	201514000129	0/0	1	\$25,000.00	LT 2 VOSS OAKS View Image
VARNER PHILLIP E	T	01/12/2015	MTG	201514000130	0/0	3	\$25,000.00	LT 2 VOSS OAKS View Image
VARNER PHILLIP E	T	03/13/2009	SAT	200914002240	0/0	1	\$0.00	OR 272 P 507 View Image

35 items found, displaying 1 to 25.

[First/Prev] 1, 2 [Next/Last]

Request: 468 Entered on: 09/20/2024 1:50 PM By: Sarah Milstead

Customer Information

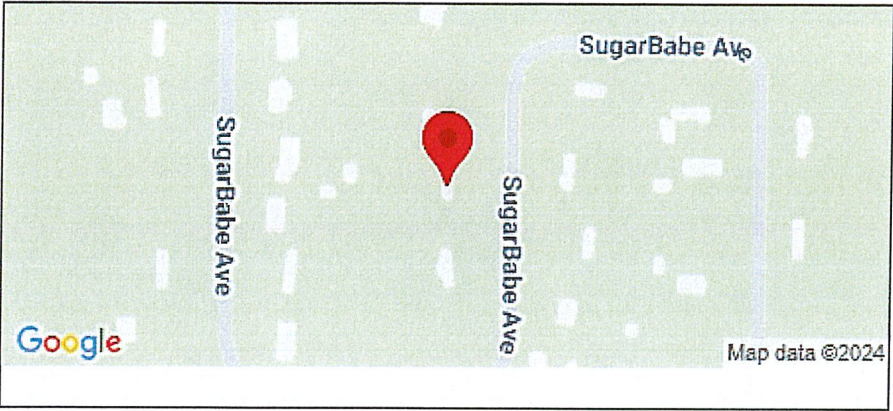
Name: LORRAINE BULLOCK
Address: 1337 NE SUGAR BABE RD

Phone: (954) 806-9791
Alt. Phone:
Email:

Request Classification

Topic: Other - Code Enforcement
Status: Open
Assigned to: Sharon Gray
Property Address: 1374 SugarBabe Ave

Request type: Complaint
Priority: Normal
Entered Via: Other



Property APN: 36-37-25-0102-0000-0300

Description

OVERGROWN GRASS, WITH DILAPIDATED STRUCTURE DUE TO HURRICANE, DEBRIS EVERYWHERE.

Reason Closed

Date Expect Closed: 09/30/2024

Enter Field Notes Below

Notes:

Notes Taken By: _____ Date: _____

Sec. 20-1616. - Public nuisance defined.

- (a) The term "public nuisance," under these LDRs, shall mean any act, thing, occupation, condition or use of property which tends to annoy the community or injure the health of the citizens in general, is manifestly injurious to morals or manners of the citizens in general, or is otherwise specified in F.S. ch. 823. Public nuisances shall include but not be limited to the following acts, conduct, omissions, conditions or things.
- (1) All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
 - (2) Carcasses of household pets or other animals not buried or otherwise disposed of in a sanitary manner within 24 hours after death.
 - (3) Accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed. For the purposes of this section, the term "garbage" shall mean animal and vegetable waste resulting from the handling, preparation, cooking, storage or consumption of food, and refuse shall mean all putrid and non-putrid solid wastes, including garbage, rubbish, debris, ashes, street cleanings, dead animals, abandoned or inoperable automobiles, abandoned or inoperable household appliances, moveable furniture not designed for or modified to withstand the elements or outdoor use, sewage sludge and its byproducts, and other commercial and industrial wastes.
 - (4) Containers with garbage or refuse which are not covered by solid, tight fitting lids or which have any uncovered holes or for which at least weekly removal of garbage and refuse is not provided.
 - (5) Vegetation:
 - a. Which harbors or aids in harboring rats or other vermin.
 - b. Which harbors or hosts diseases or insects which may reasonably be expected to injure other forms of life.
 - c. Which by reason of its location or condition constitutes an imminent danger to any person or property.
 - d. Which hinders the removal of accumulations of junk, garbage and debris.
 - e. Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten inches, provided that:
 1. Cultivated flowers, ornamental shrub or bushes, vegetation used for xeriscape, trees or food plants shall be presumed to be managed;
 - 2.

Property whose principal use is residential, is one acre or more, has a permitted, habitable, residential structure located on the property and which maintains vegetation at ten inches or less from the structure to the front and side property lines, is not in violation of this provision; and

3. Property that is too wet to be mowed is not in violation until such time as conditions on that property allow for mowing.
- f. Which interferes with or obstructs the view or passage on any street, alley or other public way.
- (6) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial ash in such quantities as to endanger the health of persons or to threaten or cause substantial injury to property, but excluding smoke emanating from residential fireplaces.
- (7) The pollution of any well or cistern, stream, lake, canal or body of water by sewage, industrial wastes or other hazardous substances.
- (8) Any use of property, substances or things emitting or causing any foul, offensive, malodorous, nauseous, noxious or disagreeable odors or stench extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the County.
- (9) Any structure or building that is in a state of dilapidation, deterioration or decayed, is of faulty construction, is open to intrusion, abandoned, damaged by fire to the extent as not to provide shelter, is extremely unsound, in danger of collapse or failure, and endangers the health and safety of the public.
- (10) Violations of Chapter 11, Article XIII, pertaining to anti-litter, or Chapter 11, Article XIV, pertaining to anti-dumping.
- (11) Vehicles parking in violation of Article II, Division 3, of this chapter;
- (12) Dumpsters, trash containers, or trash container stands, located on a public right-of-way unless the dumpster is owned leased or under the control of the County; provided, further, that trash containers may be placed on the publicly owned area adjacent to the pavement, on the day the trash in the container is scheduled for removal by a trash hauler.
- (13) Any unauthorized obstruction or encroachment on a county right-of-way which tends to annoy or endanger the safety of travelers or render the highway less accommodating or convenient for public use.
- (14) Violations of Chapter 7, Article II, pertaining to obstruction of ditches.
- (15) Violations of Chapter 11, Article V, pertaining to excessive, unnecessary, or unusually loud noises.
- (16) Such other actions, conduct, omissions, conditions or things defined or specified in any County ordinance or regulation as nuisances or public nuisances.

(17) Persistent use of sudden noise devices, known and marketed as air cannons or propane cannons for any use including that of frightening birds from aquaculture operations. As used herein, persistent means more than one discharge per day, or any discharge between sunset and sunrise.

(b) Nothing herein shall be construed in a manner which is inconsistent with the Florida Right to Farm Act (F.S. § 823.14).

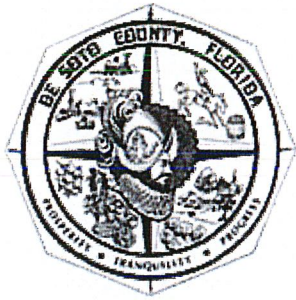
(c) Nothing herein shall be construed to require the destruction of any wetlands or forested lands, or the destruction of indigenous non-exotic vegetation therein.

(LDR, § 12901; Ord. No. 2012-01, § 12901, 5-22-2012; Ord. No. 2014-06, § 25, 10-28-2014)

Sec. 11-302. - Unauthorized dumping and accumulation prohibited.

No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)



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

**VARNER PHILLIP E &
VARNER GEORGIA A
5288 NE COUNTRY RANCHES RD
ARCADIA, FL 34266**

**RE: 1374 NE SUGAR BABE RD
PIN #: 36-37-25-0102-0000-0300
Case No: CE-24-0946**

Date: July 21, 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. 20-1616 (a)(5)(e) Overgrown: Vegetation: Overgrown and is unmanaged and in excess of ten (10) inches.

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited:No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

Facts constituting violation (including date, time, and place of violation): On **July 18, 2025** at **10:52 am**, the property located at **1374 NE SUGAR BABE RD** was visited and revealed the following:

The property is overgrown and there was a lil bit of debris left from before. Please mow & maintain the property and make sure there isn't any debris.

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

Mow and maintain the property

Due by: August 5, 2025

Remove all garbage, refuse, rubbish, junk, and debris from the property.

Due by: August 5, 2025

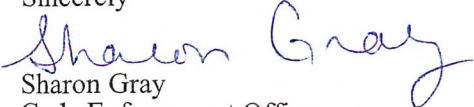
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation 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: 9589071052701588386804

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

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

OFFICIAL USE

ARCADIA POST OFFICE
 JUL 21 2025
 34266-USPS

Postmark Here

Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.70
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 7.4
Total Postage and Fees	\$ 10.44

Phillip E Varner & Georgia A Varner
 5288 NE Country Ranches Rd
 Arcadia, FL 34266

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

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:

Phillip E Varner & Georgia A Varner
 5288 NE Country Ranches Rd
 Arcadia, FL 34266

2. Article Number (Transfer from service label)

89 0710 5270 1588 3868 04

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☒ Address

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☒ Signature Confirmation®
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Mail Restricted Delivery	

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

Domestic Return Receipt



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

NOTICE to CORRECT VIOLATION

VARNER PHILLIP E &
VARNER GEORGIA A
5288 NE COUNTRY RANCHES RD
ARCADIA, FL 34266

RE: 1374 NE SUGAR BABE RD
PIN #: 36-37-25-0102-0000-0500
Case No: CX-24-0946

Date: July 21, 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. 28-1016 (a)(2)(i): Overgrown: Vegetation: Overgrown and is unmanaged and in excess of ten (10) inches.

DCCO Section 11-192.1 Unauthorized dumping and accumulation prohibited: No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County (Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987).

Facts constituting violation (including date, time, and place of violation): On July 18, 2025 at 10:57 am, the property located at 1374 NE SUGAR BABE RD, was visited and revealed the following:

The property is overgrown and there was a lot of debris left from before. Please mow & maintain the property and make sure there isn't any debris.

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

Mow and maintain the property
Remove all garbage, refuse, rubbish, junk, and debris from the property.

Due by: August 5, 2025
Due by: August 5, 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 is not corrected by the time specified for correction. If the violation is corrected and then occurs or if the violation is not corrected by the time specified for correction, the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected. 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 violation, and up to \$500.00 per day per violation for a repeat violation.

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

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, Florida 34266 or (863) 491-6165 or (863) 993-4200.

07/21/2025 09:54

SHARON GRAY
1374 NE SUGAR BABE RD



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

NOTICE to CORRECT VIOLATION

RE: 1374 NE SUGAR BABE RD
PIN #: 36-37-25-0102-0000-0500
Case No: CX-24-0946

Date: July 21, 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. 28-1016 (a)(2)(i): Overgrown: Vegetation: Overgrown and is unmanaged and in excess of ten (10) inches.

DCCO Section 11-192.1 Unauthorized dumping and accumulation prohibited: No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County (Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987).

Facts constituting violation (including date, time, and place of violation): On July 18, 2025 at 10:57 am, the property located at 1374 NE SUGAR BABE RD, was visited and revealed the following:

The property is overgrown and there was a lot of debris left from before. Please mow & maintain the property and make sure there isn't any debris.

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

Mow and maintain the property
Remove all garbage, refuse, rubbish, junk, and debris from the property.

Due by: August 5, 2025
Due by: August 5, 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 is not corrected by the time specified for correction. If the violation is corrected and then occurs or if the violation is not corrected by the time specified for correction, the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected. 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 violation, and up to \$500.00 per day per violation for a repeat violation.

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

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, Florida 34266 or (863) 491-6165 or (863) 993-4200.

07/21/2025 09:54

SHARON GRAY
1374 NE SUGAR BABE RD



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Sharon Gray, duly sworn, deposes and says: That on 7/21/25 @ 9:54 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
VARNER PHILLIP E &
VARNER GEORGIA A
5288 NE COUNTRY RANCHES RD
ARCADIA, FL 34266

at the following location(s): 1374 NE SUGAR BABE RD

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

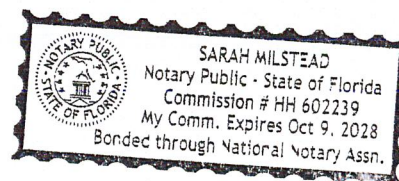
DATE: July 21, 2025

affiant

Sharon Gray

Sworn to and subscribed before me this 21st day of July, 2025 by
Sharon Gray who is personally known OR Produced Identification

Sarah Milstead
Notary Public





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

**VARNER PHILLIP E &
VARNER GEORGIA A
5288 NE COUNTRY RANCHES RD
ARCADIA, FL 34266**

**RE: 1374 NE SUGAR BABE RD
PIN #: 36-37-25-0102-0000-0300
Case No: CE-24-0946**

Date: December 4, 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):

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited: No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County. (Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

LDR Sec. 20-1616 (a)(9) Dilapidated building: Any structure or building that is in a state of dilapidation, deterioration or decayed, is of faulty construction, is open to intrusion, abandoned, damaged by fire to the extent as not to provide shelter, is extremely unsound, in danger of collapse or failure, and endangers the health and safety of the public.

Facts constituting violation (including date, time, and place of violation): On **December 3, 2024** at **8:50 am**, the property located at **1374 NE SUGAR BABE RD** was visited and revealed the following:

There is a dilapidated structure on the property. Please obtain a permit from the Building Department and remove the dilapidated structure.

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

**Remove all garbage, refuse, rubbish, junk, and debris from the property.
Obtain all required permits for the repair or demolition of the dilapidated structure and secured so that it is not open to intrusion.**

Due by: December 19, 2024

Due by: December 19, 2024

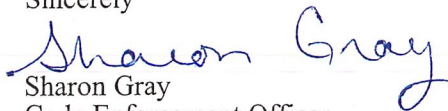
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation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

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

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

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

Sincerely


Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588383278

9589 0710 5270 1588 3832 78

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

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

OFFICIAL USE

Certified Mail Fee
 \$ 4.85

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

☒ Return Receipt (hardcopy)	\$ <u>1.10</u>
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 1.69

Total Postage and Fees
 \$ 9.64

ARCADIA POST OFFICE
 DEC - 4 2024
 34266-USPS

Phillip E Varner & Georgia A Varner
 5288 NE Country Ranches Rd
 Arcadia, FL 34266

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Phillip E Varner & Georgia A Varner
 5288 NE Country Ranches Rd
 Arcadia, FL 34266

2. Article Number (Transfer from service label)
 9 0710 5270 1588 3832 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X [Signature] ☐ Agent ☒ Address

B. Received by (Printed Name)
Phillip Varner

C. Date of Delivery
12/19/24

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	

Mail Restricted Delivery (0)

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



COUNTY DEVELOPMENT DEPARTMENT
DE SOTO COUNTY
201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863) 491-6165
Fax (863) 491-6163

NOTICE to CORRECT VIOLATION

VARNER PHILLIP E &
VARNER GEORGIA A
5208 NE COUNTRY RANCHES RD
ARCADIA, FL 34266

RE: 1374 NE SUGAR BABE RD
PIN #: 36-37-25-0102-0000-0369
Case No: CT-24-0946

Date: December 4, 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).

DCCO Section 11-912 Unauthorized dumping and accumulation prohibited: No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, hazardous appliances, refrigerators and diesel automobiles, boats, trucks, and vehicles of like nature or trash or weeds, debris and any obnoxious material of any kind or any used or worn building materials on any lands or premises, improved or unimproved, within the County. (Code 2007, § 9-13; Ord. No. 1907-7, § 2, 3-24-1987)
F.D.B. Sec. 24-1616 (a)(9) Dilapidated buildings: Any structure or building that is in a state of dilapidation, deterioration or decayed, is at faulty construction, is open to intrusion, abandoned, damaged by fire to the extent as not to provide shelter, is extremely unsound, in danger of collapse or failure, and endangers the health and safety of the public.

Rate constituting violation (including date, time, and place of violation): On December 3, 2024 at 8:50 am, the property located at 1374 NE SUGAR BABE RD, was visited and revealed the following:

There is a dilapidated structure on the property. Please obtain a permit from the Building Department and remove the dilapidated structure.

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

Remove all garbage, refuse, rubbish, junk, and debris from the property.
Obtain all required permits for the repair or demolition of the dilapidated structure and ensure that it is not open to intrusion.

Due by: December 19, 2024
Due by: December 19, 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 violator(s) as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then found 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 \$500.00 per day per violation for a first-time violation, and up to \$750.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request to hearing as this document 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 be minimal.

Office Depot

12/05/2024 09:20

TOMMY TURNBULL
1374 NE SUGAR BABE RD

12/05/2024 09:21

TOMMY TURNBULL
1374 NE SUGAR BABE RD



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

201 East Oak Street, Suite 204

Arcadia, Florida 34266

Telephone (863)491-6165

Fax (863)491-6163

STATE OF FLORIDA COUNTY OF DESOTO

I, Sharon Gray, duly sworn, deposes and says: That on 12-5-24 @ 9:20 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

VARNER PHILLIP E &

VARNER GEORGIA A

5288 NE COUNTRY RANCHES RD

ARCADIA, FL 34266

at the following location(s): 1374 NE SUGAR BABE RD

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

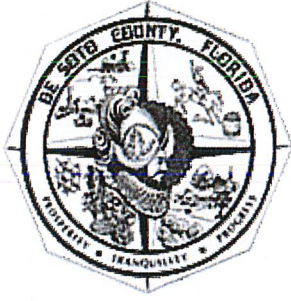
DATE: December 4, 2024

affiant

Sworn to and subscribed before me this 6th day of December, 2024 by
Thomas Turnbull who is personally known OR Produced Identification

Notary Public





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

**VARNER PHILLIP E &
VARNER GEORGIA A
5288 NE COUNTRY RANCHES RD
ARCADIA, FL 34266**

**RE: 1374 NE SUGAR BABE RD
PIN #: 36-37-25-0102-0000-0300
Case No: CE-24-0946**

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. 20-1616 (a)(5)(e) Overgrown: Vegetation: Overgrown and is unmanaged and in excess of ten (10) inches.

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited: No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County. (Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

Facts constituting violation (including date, time, and place of violation): On **November 8, 2024** at **9:02 am**, the property located at **1374 NE SUGAR BABE RD** was visited and revealed the following:

Your property is overgrown and there is debris. Please mow and maintain the property and remove the debris.

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

Mow and maintain the property

Due by: December 2, 2024

Remove all garbage, refuse, rubbish, junk, and debris from the property.

Due by: December 2, 2024

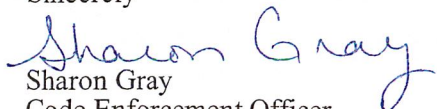
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation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

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

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

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

Sincerely


Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588383414

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

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

OFFICIAL USE

ARCADIA POST OFFICE
 NOV 13 2024
 34266 USPS

Postmark Here

Certified Mail Fee \$ 4.85

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

☒ Return Receipt (hardcopy) \$ 2.80

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 6.69

Total Postage and Fees \$ 9.64

Phillip E Varner & Georgia A Varner
 5288 NE Country Ranches Rd
 Arcadia, FL 34266

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Phillip E Varner & Georgia A Varner
 5288 NE Country Ranches Rd
 Arcadia, FL 34266

9590 9402 8654 3244 4946 65

2. Article Number (Transfer from service label)

39 0710 5270 1588 3834 14

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☒ Address

B. Received by (Printed Name) C. Date of Delivery
 Phillip Varner 11-22-24

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

3. Service Type ☐ Priority Mail Express®
☐ Adult Signature ☐ Registered Mail™
☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery
☒ Certified Mail® ☒ Signature Confirmation
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Signature Confirmation Restricted Delivery

Return Receipt

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



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

VARNER PHILLIP E. &
VARNER GEORGIA A
5289 NE COUNTRY RANCHES RD
ARCADIA, FL 34266

RE: 1374 NE SUGAR BABE RD
PIN #: 36-37-25-0102-0000-0100
Case No: CE-24-0946

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).

UDR Sec. 20-1416 (a)(5)(d) Overgrown Vegetation: Overgrown and is unmanaged and in excess of ten (10) inches.

DCCO Section 11-007 Unauthorized dumping and accumulation prohibited: No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any packages, papers, rubbish, junk, debris, furniture, appliances, inoperative and defective automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County (Code 2007, § 9.13, Ord. No. 1987-7, § 2, 3-24-1987).

Facts constituting violation (including date, time, and place of violation): On **November 8, 2024 at 9:01 am**, the property located at **1374 NE SUGAR BABE RD** was visited and revealed the following:

Your property is overgrown and there is debris. Please mow and maintain the property and remove the debris.

You must correct the violation(s) by taking the appropriate steps:
Mow and maintain the property.
Remove all garbage, refuse, rubbish, junk, and debris from the property.

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 a violation as alleged in this notice to correct the violation. If the violation is not corrected, the violator may be subject to a civil infraction which would be heard by a County Court Judge or a violation as alleged in this notice to correct the violation. If the violation is not corrected, the violator may be subject to a civil infraction which would be heard by a County Court Judge or a violation as alleged in this notice to correct the violation.

If found to be in violation, a fine may be imposed of up to \$250.00 per violation. If you find that you are not in violation, you may submit a request for a hearing to the County Development Department. If, on a date of the hearing, it is determined that you are in violation, a fine may be imposed of up to \$250.00 per violation. If you find that you are not in violation, you may submit a request for a hearing to the County Development Department. If, on a date of the hearing, it is determined that you are in violation, a fine may be imposed of up to \$250.00 per violation.

If you have any questions, please call the County Development Department at (863)491-6165. If you have any questions, please call the County Development Department at (863)491-6165.

Due by December 2, 2024
Due by December 2, 2024

11/14/2024 09:01

SHARON GRAY
1374 NE SUGAR BABE RD



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

VARNER PHILLIP E. &
VARNER GEORGIA A
5289 NE COUNTRY RANCHES RD
ARCADIA, FL 34266

RE: 1374 NE SUGAR BABE RD
PIN #: 36-37-25-0102-0000-0100
Case No: CE-24-0946

Date: November 13, 2024

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Facts constituting violation (including date, time, and place of violation): On **November 8, 2024 at 9:01 am**, the property located at **1374 NE SUGAR BABE RD** was visited and revealed the following:

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Mow and maintain the property.
Remove all garbage, refuse, rubbish, junk, and debris from the property.

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 a violation as alleged in this notice to correct the violation. If the violation is not corrected, the violator may be subject to a civil infraction which would be heard by a County Court Judge or a violation as alleged in this notice to correct the violation.

If found to be in violation, a fine may be imposed of up to \$250.00 per violation. If you find that you are not in violation, you may submit a request for a hearing to the County Development Department. If, on a date of the hearing, it is determined that you are in violation, a fine may be imposed of up to \$250.00 per violation.

If you have any questions, please call the County Development Department at (863)491-6165. If you have any questions, please call the County Development Department at (863)491-6165.

11/14/2024 09:01

SHARON GRAY
1374 NE SUGAR BABE RD



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Sharon Gray, duly sworn, deposes and says: That on 11/14/2024 @ 9:01 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
VARNER PHILLIP E &
VARNER GEORGIA A
5288 NE COUNTRY RANCHES RD
ARCADIA, FL 34266

at the following location(s): 1374 NE SUGAR BABE RD

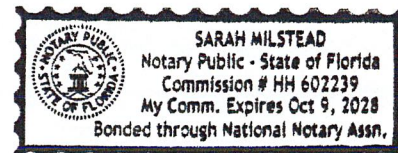
I declare under penalty of perjury that the forgoing is true and correct.

DATE: November 13, 2024

affiant Sharon Gray

Sworn to and subscribed before me this 20th day of November, 2024 by
Sharon Gray who is personally known _____ OR Produced Identification
_____.

Notary Public





08/29/2025 08:36

SHARON GRAY
1374 NE SUGAR BABE RD



08/29/2025 08:36

SHARON GRAY
1374 NE SUGAR BABE RD



07/18/2025 10:52

SHARON GRAY 1374 NE SUGAR BABE RD



05/12/2025 12:30

SHARON GRAY
1374 NE SUGAR BABE RD













12/03/2024 08:50

SHARON GRAY
1374 NE SUGAR BABE RD



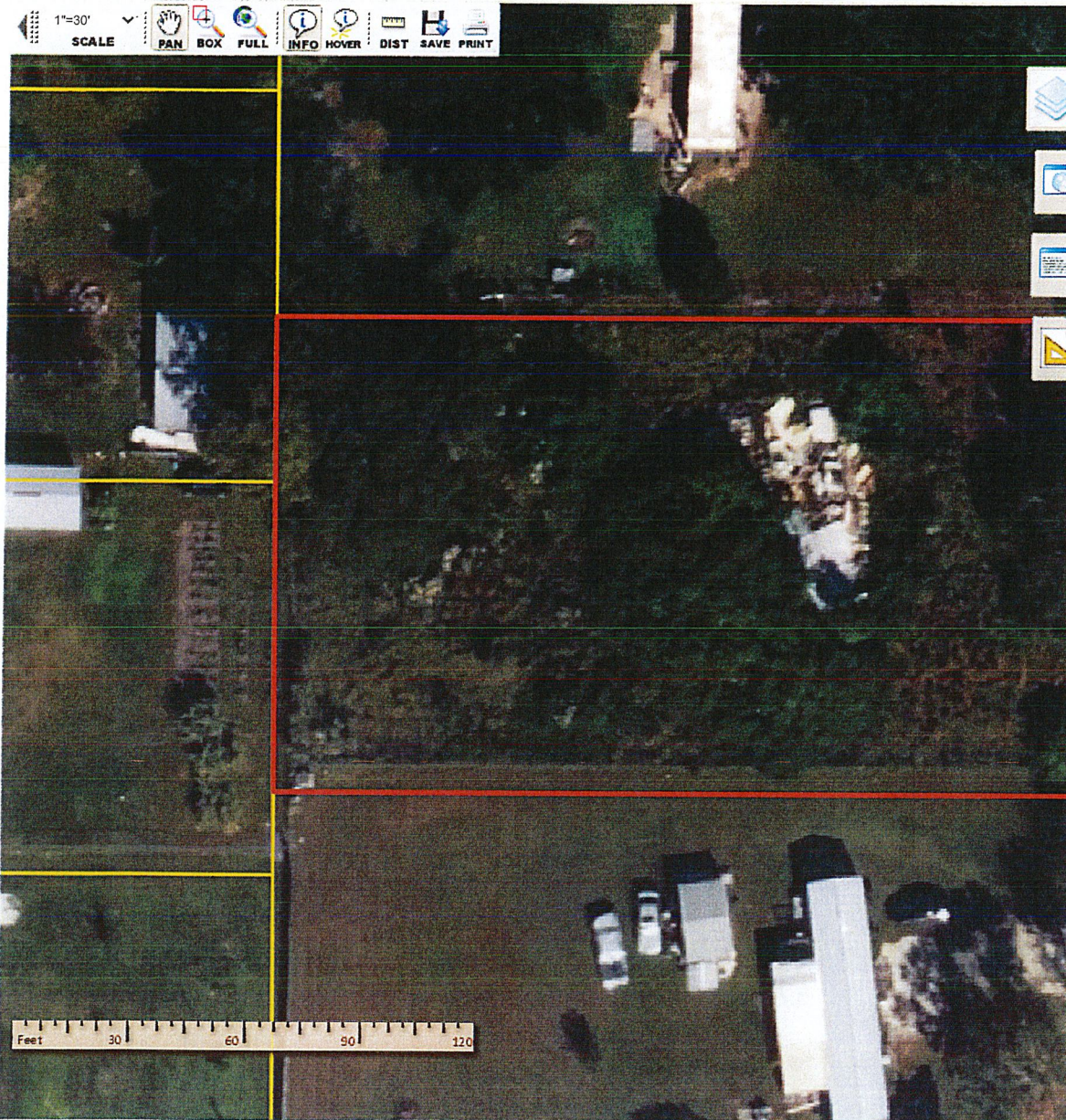
12/03/2024 08:51

SHARON GRAY
1374 NE SUGAR BABE RD



12/03/2024 08:51

SHARON GRAY
1374 NE SUGAR BABE RD



GIS LAYERS

▼ Vector Features

- ☐ S/T/R Grid
- ☒ Parcels
- ☐ Street Centerlines

▼ Labels

- ☒ Street Names
- ☐ Site Address Points
- ☐ Parcel IDs
- ☐ Lot Lines / Numbers
- ☐ Fire Hydrants

▼ Themes

- ☐ Arcadia Historic District
- ☐ Flood Zones
- ☐ Mosaic - Property Owned
- ☐ Mosaic - Mineral Rights
- ☐ Sales by Year
- ☐ Solid Waste Pickup

Hurricane Ian Imagery

- ☐ 2022 USGS Aerial (1.5' gray)
- ☐ 2022 NOAA Aerial (9" color)
- ☐ 2022 USGS Random Pics

▼ Background Aerials

- ☐ None
- ☒ 2024 (6-inch)
- ☐ 2024 raw (6-inch)
- ☐ 2023 (6-inch)
- ☐ 2020 (6-inch)
- ☐ 2017 (6-inch)
- ☐ 2014 (1-foot)
- ☐ 2011 (1-foot)
- ☐ 2010 (1-foot)
- ☐ 2009 (1-foot)
- ☐ 2008 (1-foot)
- ☐ 2007 (1-foot)
- ☐ 2004 (1-foot)



11/08/2024 09:02

SHARON GRAY
1374 NE SUGAR BABE RD



11/08/2024 09:02

SHARON GRAY
1374 NE SUGAR BABE RD





09/25/2024 09:37

SHARON GRAY
1374 NE SUGAR BABE RD



09/25/2024 09:37

SHARON GRAY
1374 NE SUGAR BABE RD



09/25/2024 09:38

SHARON GRAY
1374 NE SUGAR BABE RD