

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY  
Petitioner,

vs.

CASE NO. SM-CE 2023-009  
CE 22-0242

BROOKS TERRI  
Respondents,

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TO: BROOKS TERRI  
1846 SW GRADY ST  
ARCADIA FL 34266

**RE: 1846 SW GRADY ST, ARCADIA FL 34266**

NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Non-Compliance, (copy attached) alleging that you have failed to comply with the order entitled FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered on **October 7, 2025**, and previously provided to you by mail.

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.

If you have cleared the violation by the time stated in the Final Order dated on **November 29, 2025**, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be canceled, and you will not be required to appear.

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

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

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

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

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

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

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

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

You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CERTIFICATE OF SERVICE

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

Certified Mailer #9589 0710 5270 2678 5693 43

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

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Gray, Sharon** hereby notifies the Special Master that the previous order of the Special Master (**CE 2023-009 & CE22-0242**) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

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

**LDR Sec. 20-1616 (a)(3) Refuse and debris: 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 for 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.**

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

**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**

Dates of violation:

From 11/26/2025 the date set for compliance (or the date of the most recent prior inspection) To 02/09/2026 the date of my last inspection equals: **75 days in violation, with 4 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$45.52**

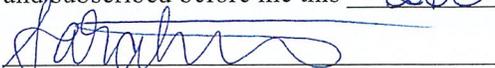
The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

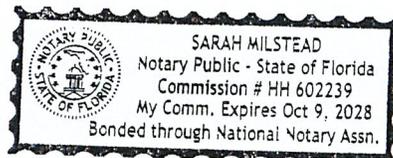
Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

Case Name **BROOKS TERRI**  
Case # **2023-009 & 22-0242**

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

Before me, a notary public in and for said county and state, appeared Sharon Gray, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and subscribed before me this 26th day of February, 2026.

  
Notary Public



**BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA**

**DESOTO COUNTY,**

Petitioner,  
vs.

**CASE NO. SM-CE 22-0242**

**TERRI BROOKS,**

Respondent.

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**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on September 23, 2025, upon a Notice of Violation filed against Respondent, Terri Brooks. Respondent was present but not represented by counsel at the hearing. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusions of law.

**FINDINGS OF FACT**

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

**Parcel # 25-38-24-0000-0164-0000**

as described in Book 552, Page 845 of the Official Records of DeSoto County, Florida, and more commonly known as 1846 SW Grady Street, Arcadia, Florida (hereinafter the "Subject Property")

2. At all times material hereto, the subject property was zoned A-5.
3. On or about April 6, 2022, DeSoto County Code Enforcement received a complaint concerning someone living in a shed on the subject property.
4. On April 6, 2022, a site inspection was conducted resulting in the finding that there was junk and debris, unlicensed and derelict vehicles, and 3 sheds on the property without zoning verification.
5. The County has alleged that the Respondent has violated the following:
  - A. DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(3) Refuse and Debris – which prohibits the accumulation of garbage or refuse, mosquitoes, disease, abandoned or inoperable automobiles, abandoned or inoperable household appliances, moveable furniture not designed for or modified to withstand the elements or outdoor use.

B. DeSoto County Code of Ordinance (DCCO) Section 11-302 – Unauthorized dumping and accumulation prohibited - which prohibits the accumulation of garbage, refuse, rubbish, junk, debris, 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.

C. LDR Section 20-97 (b) Parking and Storage of certain vehicles and trailers - which prohibits the parking or storage outdoors of motor vehicles, recreational vehicles or trailers of any type, without current license plates, or which appear to be abandoned or in significant disrepair, in any district that allows residential use.

D. LDR Section 20-1342 which prohibits development without a permit.

6. Service of a Notice to Correct Violation and of the hearing in this case was duly made upon the Respondent.

7. Subsequent inspections, including an inspection on September 23, 2025, showed the violations remained.

8. Petitioner has incurred, or anticipates incurring, costs of \$45.52 in the prosecution of this case.

#### **CONCLUSIONS OF LAW**

1. Respondent, by act, conduct, or omission, created or allowed conditions on the property in violation of DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(3); DCCO Section 11-302; LDR Section 20-97 (b) and LDR Section 20-1342.

#### **ORDER**

##### **Respondent is hereby ordered to:**

A. Cease and desist for a period of two (2) years, from any future violations of DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(3); DCCO Section 11-302; LDR Section 20-97 (b) and LDR Section 20-1342.

B. Within 45 days of the date of this Order, do all acts necessary to correct all violations.

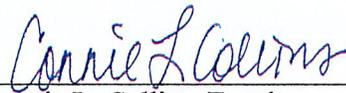
C. To pay costs in the amount of \$45.52 which are assessed against Respondent in this cause and are payable within thirty (30) days of the date of this Order.

SM-CE 22-0242

D. Failure to comply with the provisions of this Order shall subject Respondent to a fine of up to \$250.00 per day, per violation, for each day such violation shall be shown to exist in the future. This fine may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

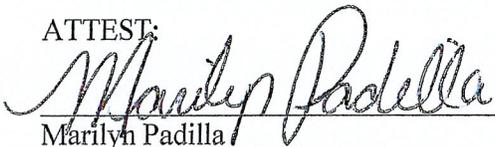
E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including but not limited to, an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED on October 7, 2025.



\_\_\_\_\_  
Connie L. Collins, Esquire  
Special Master, DeSoto County, Florida  
Florida Bar No.: 813427

ATTEST:

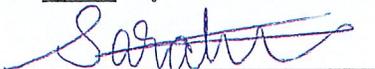
  
\_\_\_\_\_  
Marilyn Padilla  
Transcribing Secretary

Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201, Arcadia, FL 34266  
and

Respondent: Terri Brooks, 1846 SW Grady St., Arcadia, FL 34266

on this 8<sup>th</sup> day of October 2025.

By:   
\_\_\_\_\_  
Sarah Milstead  
Administrative Assistant

## Special Master Mandatory Imposition of Lien Hearing Checklist

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

? or N/A	Respondents Name <u>BROOKS TERRI</u> Case # <u>22-0242</u> Site Address <u>1846 SW GRADY ST</u> Respondent's Mailing Address <u>1846 SW GRADY ST ALCADIA, FL 34266</u>
✓	Case Notes in date order
✓	Case Cost for Lien Hearing to date
✓	Copies of receipts, if any, for any payments of or towards initial case cost
✓	Property card after being verified
✓	Tax Record after being verified
✓	Deed Information after being verified
✓	Complaint/Request
✓	Affidavit of Non-Compliance
✓	Copy of Facts and Finding from the original Special Master Hearing
✓	Photographs of site visits in support of the case
✓	Any correspondence to or from the Respondent or the Respondent's representative
✓	Additional documentation that will be referenced or presented during the Mandatory Imposition of Lien Hearing (IE, Division of corporate information, Certificate of Use from Planning and Zoning, copies of permits, Right-of-Way (R.O.W.) forms, etc.)

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

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

- Section LDR Sec. 20-1616 (a)(3) of the County Code for Refuse and debris
- Section DCCO Section 11-302 of the County Code for Unauthorized dumping and accumulation prohibited
- Section LDR Sec 20-97 of the County Code for Parking and storage of certain vehicles and trailers
- Section LDR Sec. 20-1342 of the County Code for 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: 3/26/25  
 Reviewed by: [Signature] Date: 2/27/26

SMCE 22-0242

## Code Enforcement Case: CE-22-0242

Entered on: 04/06/2022 00:00

Printed on: 02/27/2026

Topic: Garbage and Debris  
 Due Date: 03/03/26  
 Initiated by: County  
 Hearing Date: 09/23/2025  
 SM Case No: 2023-009

Status: Open - Aff Non-Compliance  
 Assigned To: Sharon Gray  
 Area #: A-5  
 Hearing Time: 11:00 am

**Permit**

Permit #: Business name: License #:

**Property Location**

Occupant Name:

Address: 1846 SW GRADY ST , 34266

Phone:

APN : 25-38-24-0000-0164-0000

Cell #:

**Owner Information**

Owner Name: BROOKS TERRI  
 Address: 1846 SW GRADY ST  
 ARCADIA, FL 34266  
 Phone: 863-444-0593

Cell #: 863-303-1876

**Actions**

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	04/06/2022	8:15 am	Request 3353- County - Some one living in a shed
Inspection / Site Visit	Sharon Gray	04/06/2022	9:43 am	Site visit photos taken there is junk and debris, unlicensed and derelict vehicles. There are three sheds on the property one for 2005 that will be hard to find zoning for since it is under 250 square feet but there are two other sheds put on in 2015 & 2016 under 250 square feet without a zoning verification.
Notice of Violation	Sharon Gray	04/12/2022	8:06 am	> Inspection Time:9:43 am, Send to (Owner - Cert no=70192970000125075397), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	04/12/2022	9:01 am	Posted and mailed notice to correct photos taken
Phone Call	Thomas Turnbull	04/13/2022	1:10 pm	Commissioner Elton Langford call about a dead horse on the property.
Phone Call	Thomas Turnbull	04/13/2022	1:15 pm	Turn into the Sheriff Office for the dead horse.
Case Notes	Thomas Turnbull	04/14/2022	1:18 pm	They talk with Lester in the Building Department and they will do Zoning next week.
Phone Call	Sharon Gray	04/25/2022	10:25 am	Phone call from Todd Brooks 863-303-1876 they requested and extension due to trying to get the manufacturing information for the sheds but he did say that some of the junk cars have been removed. I know that they have been in contact with the Building Department in regards to the shed. I told him that I would give him a 30 day extension from the 26th and that I would be out to get updated photos today or tomorrow for the file.
Inspection / Site Visit	Sharon Gray	04/26/2022	9:46 am	Site visit photos taken some of the unlicensed and derelict vehicles have been removed.

Case Notes	Thomas Turnbull	05/19/2022 4:00 pm	They got the Zoning request for the sheds, number ZNVF-9041-2022
Case Notes	Sharon Gray	05/26/2022	JC Has received plans for one shed. Todd will bring in the permit application for the one shed. Todd has contacted Bumper Hay for the 12 x 24 shed.
Phone Call	Sharon Gray	05/26/2022 9:52 am	Todd Brooks left a message.
Phone Call	Sharon Gray	05/26/2022 10:54 am	JC Has received plans for one shed. Todd will bring in the permit application for the one shed. Todd has contacted Bumper Hay for the 12 x 24 shed. I will check the property today and again on next Friday.
Inspection / Site Visit	Sharon Gray	05/27/2022 12:39 pm	Site visit photos taken some debris has been removed. Todd has been in contact with JC in the building department
E-mail Correspondence	Sharon Gray	06/02/2022 9:26 am	Emailed JC in building department I know Todd has been working with JC on getting what they need for the sheds.
E-mail Correspondence	Sharon Gray	06/02/2022 9:30 am	JC Response: Good morning, Todd Brooks and his mother are in the process of getting permits for the shed. They turned in the permit application on 5/30/2022 and that number is BLDR-9144-2022. I am waiting on Chuck's Sheds and or Dan Ferrel to send the building department digitally sealed plans. Thank you and have a great day.
			J.c. Mansfield Permit Technician Desoto County Building Department
E-mail Correspondence	Sharon Gray	06/09/2022 8:28 am	Email from JC: 9144-2022   1846 SW GRADY ST
			Good morning, Terri Brooks 1st permit was issued on 6/8/2022. They are working on the second permit as well. Thank you and have a great day.
			J.c. Mansfield Permit Technician Desoto County Building Department
Inspection / Site Visit	Sharon Gray	07/01/2022 9:18 am	Site visit photos taken I saw one unlicensed vehicles still junk & debris. The property is also overgrown. I need to check with JC to see where they are at with permitting for the sheds.
E-mail Correspondence	Sharon Gray	07/01/2022 4:28 pm	Emailed JC to check on the status of permits.
E-mail Correspondence	Sharon Gray	07/06/2022 8:30 am	JC's Response: Good morning, he has one permit issued which is BLDR-9144-2022. I believe he is still waiting for Ronald Hay to inspect the other. Hope this helps. Have a great day.
			J.c. Mansfield Permit Technician Desoto County Building Department
E-mail Correspondence	Sharon Gray	07/06/2022 9:19 am	Emailed Bumper to see if the Brooks are his clients for the sheds.

E-mail Correspondence	Sharon Gray	07/06/2022 9:22 am	Bumper's response: Yes, they have. I've been out on vacation.  Thank You, Ronald M. Hay Jr., P.E. FL#69163
Inspection / Site Visit	Sharon Gray	07/11/2022 1:03 pm	Site visit photos taken
Inspection / Site Visit	Sharon Gray	07/22/2022 9:16 am	Site visit photos taken the property is overgrown, unlicensed vehicle and still debris.
Phone Call	Sharon Gray	07/22/2022 1:19 pm	Phone call to Todd Brooks in regards to the unlicensed gold car the overgrown grass. He said he will work on all of those things over the weekend.
Inspection / Site Visit	Sharon Gray	08/01/2022 1:03 pm	Site visit photos taken parts of the yard have been mowed.
Inspection / Site Visit	Sharon Gray	08/17/2022 3:21 pm	Site visit photos taken the car that was unlicensed has been removed
E-mail Correspondence	Sharon Gray	08/17/2022 4:03 pm	Emailed Alison & JC for the status on permits for the sheds.
E-mail Correspondence	Sharon Gray	08/17/2022 4:13 pm	JC's response: (1) Shed has been applied for and issued. That permit number is BLDR-9144-2022.  Thank you and have a great day.  This email originated inside of Desoto County BOCC. J.c. Mansfield Permit Technician
E-mail Correspondence	Sharon Gray	08/17/2022 4:14 pm	Emailed JC in regards to other sheds.
E-mail Correspondence	Sharon Gray	08/17/2022 4:15 pm	JC's response: There is only 1 issued, I am not sure how many there were.  This email originated inside of Desoto County BOCC. J.c. Mansfield Permit Technician
Inspection / Site Visit	Sharon Gray	08/23/2022 9:50 am	Site visit photos taken still a derelict boat the yard around the house is getting overgrown again.
E-mail Correspondence	Sharon Gray	08/23/2022 1:25 pm	Emailed Bumper to see if he is working on sheds plans for Todd Brooks.
E-mail Correspondence	Sharon Gray	09/01/2022 1:17 pm	Yes we are working with him. We are also still trying to sort some stuff out with Todd brooks Sent from my iPhone
Case Notes	Sharon Gray	09/28/2022	Hurricane In made landfall with a nearly direct impact to DeSoto County. I was at the EOC until the end of November.
Inspection / Site Visit	Sharon Gray	12/13/2022 12:47 pm	Site visit photos taken there is an unlicensed mini cooper, debris, and I have only found one permit pulled for one of the sheds. I will email Alison to see if any other permits have been applied for or issued.
E-mail Correspondence	Sharon Gray	12/15/2022 9:38 am	I emailed Ronald (Bumper) Hay to see if he is working on engineering for Mrs. Brooks.
E-mail Correspondence	Sharon Gray	12/15/2022 9:45 am	Emailed Alison to see if any permits have been applied for or issued for multiple sheds.
E-mail Correspondence	Sharon Gray	12/15/2022 9:49 am	Sharon –  They completed a zoning application for

two sheds – a 12 x 24 and a 12 x 40.

We have a building permit issued for the 12 x 40, BLDR-9144-2022. That permit is currently expired. It had a failing inspection on 6/9/2022. Re-inspection was never requested.

Regards,

Alison M. Shuman  
Permit Tech Supervisor

E-mail Correspondence	Sharon Gray	12/15/2022 9:55 am	I had to look it up. I haven't heard from them in a while. I'll check with my brother to see if he's had any contact.
			Thank You, Ronald M. Hay Jr., P.E. FL#69163 118N. Brevard Ave. Arcadia, FL 34266 (863)993-5102
Inspection / Site Visit	Sharon Gray	01/31/2023 9:31 am	Site visit photos taken no real change.
Phone Call	Sharon Gray	01/31/2023 12:56 pm	Left message for the Brooks.
Phone Call	Sharon Gray	02/09/2023 9:28 am	Left a message
Phone Call	Sharon Gray	02/09/2023 9:33 am	863-444-0593 Terri Brooks - left a message.
E-mail Correspondence	Sharon Gray	02/14/2023 9:04 am	Emailed Alison to request any & all permits for 1846 SW Grady St.
E-mail Correspondence	Sharon Gray	02/14/2023 9:05 am	Emailed Tara to see if zoning verifications have been applied for 3 sheds located at 1846 SW Grady St.
E-mail Correspondence	Sharon Gray	02/14/2023 9:14 am	Alison's response: Sharon,  Below is a screenshot for all permits on record.
			Regards,  Alison M. Shuman Permit Tech Supervisor
E-mail Correspondence	Sharon Gray	02/14/2023 9:24 am	Tara's response: See below,  Both sheds should've had a permit, but I only see one was permitted.  On the application it stated there was a mobile home and two sheds and they were applying for two more sheds.  Have A Great Day, Tara Wilson Administrative Assistant
Submitted for Special Master Review and approval	Sharon Gray	02/17/2023	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	02/22/2023 8:00 am	Okay to submit to legal for the next Special Masters Hearing
Mail and Post Notice of Hearing and Violation	Sharon Gray	03/09/2023 1:47 pm	Posted notice of hearing photos taken.

Inspection / Site Visit	Sharon Gray	03/15/2023	2:04 pm	Site visit photos taken no change in violation.
Mail and Post Notice of Hearing and Violation	Sharon Gray	03/15/2023	2:05 pm	Posted amended notice of hearing photos taken.
Case Notes	Sharon Gray	03/29/2023		They only pulled a permit for one of the two sheds.
Inspection / Site Visit	Sharon Gray	03/29/2023	8:48 am	Site visit photos taken in violation no change.
E-mail Correspondence	Sharon Gray	03/29/2023	9:40 am	Emailed Ocala to check on permits.
E-mail Correspondence	Sharon Gray	03/29/2023	9:54 am	Ocala's response: Good morning,  Here is a screenshot of recent permits for this address:  BLDR-9144-2022 is for a 12x40 shed. It was issued on 6/8/2022 but expired on 12/5/2022. It had one inspection that failed with the following comments:  Sincerely,  Cali Keene Permit Tech DeSoto County Building Department
Case Notes	Sharon Gray	03/30/2023		Received continuance order.
Special Master Hearing	Sharon Gray	03/30/2023	2:00 pm	Respondent present. Sixty-day continuance was granted since Mrs. Brooks asked for more time.
Phone Call	Sharon Gray	05/16/2023		Mrs. Brooks called requesting more time.
Inspection / Site Visit	Sharon Gray	05/17/2023	1:42 pm	Site visit photos taken they are working getting the debris picked up and mowing the property around the house.
Phone Call	Sharon Gray	05/17/2023	2:37 pm	Mrs. Brooks asked if I had time to go by and look at the property.
Phone Call	Sharon Gray	05/18/2023	1:51 pm	Left message for Terri Brooks about what she needs to work on and to give me a call back.
Inspection / Site Visit	Sharon Gray	05/23/2023	1:19 pm	Site visit photos taken car has been tagged. Met Lester at the property so he could look at the sheds. Chuck of Chucks Sheds passed and they are unable to get paperwork. Lester said that the sheds have been anchored properly so once she gets the permits he will pass them.
Inspection / Site Visit	Sharon Gray	07/05/2023	2:14 pm	Site visit photos taken a lot of debris has been removed. Needs to be mowed.
Inspection / Site Visit	Sharon Gray	08/17/2023	2:26 pm	Site visit photos taken the property has been mowed and more debris has been picked up.
Phone Call	Sharon Gray	08/21/2023	9:15 am	Called Terri Brooks to see when she would be home for me to drop off some paperwork.
Inspection / Site Visit	Sharon Gray	08/21/2023	12:44 pm	Dropped of housing paperwork to Mrs. Brooks. Photo taken the property is still improving.
Inspection / Site Visit	Sharon Gray	09/12/2023	10:37 am	Site visit photos taken still seeing improvements I need to speak with Kathy about the previous zoning verification for the other shed.

Inspection / Site Visit	Sharon Gray	10/20/2023 1:40 pm	Site visit photos taken still seeing improvements. I will email Victoria to see if Housing is going to be helping with home repairs.
Inspection / Site Visit	Sharon Gray	11/21/2023 2:51 pm	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	12/12/2023 10:52 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	01/09/2025 11:49 am	Site visit photos taken in violation still needs a permit for the shed and there is still some debris. I will set up for a lien hearing.
Inspection / Site Visit	Sharon Gray	01/28/2025 2:41 pm	Site visit photos taken in violation set up for lien hearing at next available Special Masters.
Inspection / Site Visit	Sharon Gray	02/11/2025 1:29 pm	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	02/14/2025 8:22 am	Lester,  Does the roof repair at 1846 SW Grady St require a permit?  Best Regards, Sharon  Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	02/14/2025 1:31 pm	Lester's response: Sharon I went by this home and it appears that metal has been placed over top of the existing shingles on more than 10% of the roof area which would require a roof permit.
Inspection / Site Visit	Sharon Gray	03/06/2025 9:56 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	07/29/2025 10:30 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	08/21/2025 11:37 am	Site visit photos taken in violation turn back into Special Masters
Turn in for Special Master Hearing	Sharon Gray	08/22/2025 3:50 pm	Turn in for Special Masters
Submitted for Special Master Review and approval	Sharon Gray	08/25/2025 8:45 am	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	08/25/2025 1:07 pm	Please prepare an affidavit of violation and Notice of Mandatory Hearing for September 23, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Affidavit of Violation	Sharon Gray	08/25/2025 2:21 pm	> Instrument No:552 / 845 ,
Notice of Mandatory Hearing	Sharon Gray	08/25/2025 2:27 pm	Send to (Owner - Cert no=9589071052701588389454)
Proof of Posting	Sharon Gray	08/25/2025 2:30 pm	Send to (Owner - Cert no=9589071052701588389454)
Submitted for entry into Legistar	Sharon Gray	08/25/2025 2:52 pm	
Phone Call	Sharon Gray	08/29/2025 12:11 am	Returned Terri's call to let her know that she needs to get permits for and what needs to be done.
Mail and Post Notice of Hearing and Violation	Sharon Gray	08/29/2025 9:12 am	Posted and mailed notice of hearing, photos taken.
Phone Call	Sharon Gray	08/29/2025 11:50 am	Terri Brooks phoned and left a message with Sarah for me to call her. 863-444-0593
Case Notes	Sharon Gray	08/29/2025 2:12 pm	Provided two copies of the file to Sarah Milstead of the file to make folders for the

			County Attorney and the Special Masters.
Inspection / Site Visit	Sharon Gray	09/02/2025 2:29 pm	Site visit photos taken in violation. I also saw that they now have a travel trailer that appears to be lived in.
Inspection / Site Visit	Sharon Gray	09/08/2025 11:50 am	Site visit photos taken in violation
Entered into Legistar for Hearing Agenda	Jill Kersey	09/08/2025 4:20 pm	
Inspection / Site Visit	Sharon Gray	09/15/2025 10:29 am	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	09/22/2025 2:19 am	Jeorgia's Response: ZNVF-9041-2022-Manage Permit  Not since 2022.
Inspection / Site Visit	Sharon Gray	09/22/2025 9:37 am	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	09/22/2025 11:17 am	Has anyone been to apply for a shed permit of roof permit for 1846 SW Grady St?  Best Regards, Sharon  Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	09/22/2025 11:46 am	Jeorgia,  Has anyone submitted a zoning verification for a shed.  Best Regards, Sharon  Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	09/22/2025 11:55 am	Expired permit:  Permit Number: BLDR-9144-2022 (1846 SW GRADY ST ARCADIA, FL 34266) Description: 12x40 shed Expiration Date: 12/05/2022 Last Inspection: 6/9/2022, failed  Jacqueline Douglas Permit Technician
Special Master Hearing	Sharon Gray	09/23/2025 11:00 am	Special Master Hearing respondent was present and found in violation ordered to correct within 45 days of the order. A two year cease & desist. Non-compliance fine of up to \$250.00 per day, per violation. Case cost in the amount of \$45.52 to be paid in 30 days of the order.
Notice Returned unclaimed	Sharon Gray	09/25/2025	Notice for the notice of hearing returned
Special Master Facts and Findings	Sharon Gray	10/08/2025	Received signed orders. Received on October 8, 2025. Mailed on October 9, 2025, Mailing #9589-0710-5270-2678-5731-97 (Owner).
Return Receipt Received	Sharon Gray	10/27/2025	Received signed green card
Phone Call	Sharon Gray	11/14/2025 2:22 pm	Terri called and left a message with Sarah M. Wanting to know the status
Phone Call	Sharon Gray	11/14/2025 3:43 pm	Returned Terri's call
Inspection / Site Visit	Sharon Gray	11/26/2025 11:17 am	Site visit photos taken the property is looking better I can see where debris has been removed and also gathered and placed on a trailer.

Phone Call	Sharon Gray	12/11/2025 8:58 am	Left message for Terri
E-mail Correspondence	Sharon Gray	12/11/2025 9:01 am	Have permits been applied for or issued for a roof repair to the home and for a shed?  Best Regards, Sharon  Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	12/11/2025 9:36 am	Good morning,  These are the only items that were found:  Sincerely,  Juana Sanchez Permit Technician – Building Department
Phone Call	Sharon Gray	01/21/2026 9:31 am	Called Terri from my county cell and left her a message letting her what she needed to do for the roof and the shed and that the travel trailer cannot be lived in and that it can only be hooked up to electric.
Inspection / Site Visit	Sharon Gray	02/09/2026 11:36 am	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	02/18/2026 9:55 am	Alison,  Have any permits been issued or applied for the repair of the roof or for sheds?  Best Regards, Sharon  Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	02/18/2026 10:06 am	Good morning –  There are no active permits for a roof repair.  There is an expired permit to install a 12' x 40' shed. The shed failed the final inspection on 6/9/2022 with the following comments:  Need plans posted on shed to be inspected. Need to prove setbacks. Items around shed need to be removed to be able to inspect. Unable to access door of home to knock. No inspection was done.  Permit history below.  Regards,  Alison M. Shuman Permit Technician Supervisor
Inspection / Site Visit	Sharon Gray	02/20/2026 9:35 am	Site visit photos taken in violation
Special Master Mandatory Imposition of Lien Hearing Checklist	Sharon Gray	02/24/2026 8:02 am	Send to (Owner)

Affidavit of Non Compliance for Lien Hearing

Sharon Gray 02/26/2026 1:30 pm Send to (Owner)

Turned in for Lien Hearing

Sharon Gray 02/27/2026 9:15 am Turn in for lien hearing

**Violations**

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-1616 (a)(3) - Refuse and debris Corrections Required: Remove all garbage or refuse from the property. Insure that in the future all garbage and refuse is kept in containers that are covered by solid, tight fitting lids and that garbage and refuse is removed weekly		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 20-97 - Parking and storage of certain vehicles and trailers Corrections Required: Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property		Open	
4	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: County  
Address:  
Phone: Cell #:

**Fees**

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	09/24/2025	45.52		
		<b>45.52</b>	<b>0.00</b>	

**Inspection Notes**

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Findings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YES	Violation founded	Owner Present	yes
	Days in violation	per day fine	TOTAL
	Lien	Previous case cost	
\$	75,061.66	Total lien cost	
		Current case cost	
	Cost of \$_____ to be paid in _____ days.	\$ -	Total of case costs

**CODE ENFORCEMENT COST BREAKDOWN**

22-0242 Brooks

PHOTOS	Number of photos @ \$.15 per photo	38	\$	5.70
SERVICE	Number of Certified letters @ \$10.44 per letter	0	\$	-
LEGAL SERVICE	Number of Certified letters @ \$10.44 per letter	1	\$	10.44
	DAYS	PENALTY	\$	16.14
Non compliant days	75 x 4	\$ 250.00	\$	75,000.00
Previous SM Case costs			\$	45.52
1st Affidavit/hearing days			\$	-
2nd Affidavit/hearing days			\$	-
3rd Affidavit/hearing days			\$	-
4th Affidavit/hearing days			\$	-
5th Affidavit/hearing days			\$	-
6th Affidavit/hearing days			\$	-
		TOTAL	\$	75,061.66

# DeSoto County Property Appraiser

David A. Williams, CFA, CCE

**2025 Certified Values**

updated: 2/19/2026

Parcel: << 25-38-24-0000-0164-0000 (13357) >>

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales

## Owner & Property Info

Result: 1 of 4

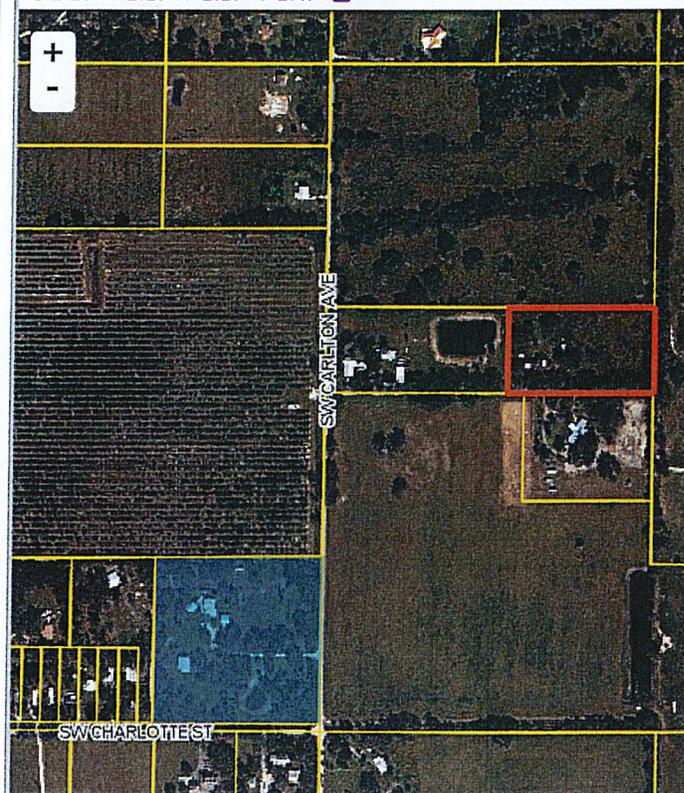
Owner	BROOKS TERRI 1846 SW GRADY ST ARCADIA, FL 34266		
Site	1846 SW GRADY ST, ARCADIA		
Description*	E 611.70 FT OF S 356.06 FT OF NW1/4 OF SW1/4 SUBJ TO CO RD R/W (GRADY ST) ON S SIDE OR 552/845		
Area	5 AC	S/T/R	25-38-24
Use Code**	MOBILE HOME (0200)	Tax District	7

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

## Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$125,000	Mkt Land	\$125,000
Ag Land	\$0	Ag Land	\$0
Building	\$88,031	Building	\$97,297
XFOB	\$22,867	XFOB	\$22,344
Just	\$235,898	Just	\$244,641
Class	\$0	Class	\$0
Appraised	\$235,898	Appraised	\$244,641
SOH/10% Cap	\$131,516	SOH/10% Cap	\$137,232
Assessed	\$104,382	Assessed	\$107,409
Exempt	WX DX HX HB \$60,000	Exempt	WX DX HX HB \$60,722
Total Taxable	county:\$44,382 other:\$44,382 school:\$69,382	Total Taxable	county:\$46,687 other:\$46,687 school:\$72,409

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



## Sales History

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

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/30/2004	\$0	552 / 845	WD	V	U	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	RES DES MH (0810)	2005	1404	1404	\$97,297

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

## Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
1775	MH-CONN	2005	\$5,130.00	1.00	0 x 0
1998	SHED-ES	2005	\$2,439.00	264.00	24 x 11
1998	SHED-ES	2015	\$1,994.00	160.00	16 x 10
1998	SHED-ES	2016	\$2,016.00	160.00	16 x 10
2040	WD DECK	2016	\$208.00	84.00	12 x 7
1999	SHED-UC	2022	\$9,504.00	480.00	40 x 12

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$25,000 /AC	\$125,000	A-5

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

Search Result: 1 of 4

© 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: 2/19/2026 and may not reflect the data currently on file at our office.

**Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**

**Bill # R 1112100 2025**

**R 25-38-24-0000-0164-0000**

**REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY**

<b>IF PAID IN TOTAL DUE</b>	<b>NOV1-DEC1</b>	<b>DEC2-DEC31</b>	<b>JAN1-JAN31</b>	<b>FEB1-FEB28</b>	<b>MAR1-MAR31</b>
	\$1337.91	\$1351.85	\$1365.79	\$1379.72	\$1393.66

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$320.62
COUNTY LAW ENF	.0029406	\$137.29
SCHOOL LRE	.0030330	\$219.62
SCHOOL DISC	.0022480	\$162.78
SOUTHWEST WATER MGMT	.0001831	\$8.55
<b>TOTAL AD-VALOREM:</b>		<b>\$848.86</b>

**BROOKS TERRI  
1846 SW GRADY ST  
ARCADIA , FL 34266**

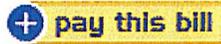
5.000 ACRES  
E 611.70 FT OF S 356.06 FT  
OF NW1/4 OF SW1/4 SUBJ TO CO  
RD R/W (GRADY ST) ON S SIDE  
OR 552/845

**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
<b>TOTAL NON-AD VALOREM:</b>	<b>\$544.80</b>

FAIR MKT VALUE	\$244,641.00	DIST	7
ASSESS	\$107,409.00	EXEMPT VALUE	\$60,722.00
TAXABLE VALUE	\$46,687.00		

**COMBINED TAXES & ASMTS:** \$1,393.66  
**DISCOUNT:** -\$13.94  
**UNPAID BALANCE:** \$1,379.72



**Exemptions: WX DX HX HB**

**Property Address:  
1846 SW GRADY ST ARCADIA 34266**

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
253824000001640000	R	2025	\$848.86	\$544.80	N/A	\$0.00	\$1,379.72
253824000001640000	R	2024	\$825.52	\$471.63	3/31/2025	\$1,297.15	\$0.00
253824000001640000	R	2023	\$789.93	\$464.82	9/11/2024	\$1,461.52	\$0.00
253824000001640000	R	2022	\$933.61	\$454.67	3/29/2023	\$1,388.28	\$0.00
253824000001640000	R	2021	\$956.66	\$448.16	3/29/2023	\$1,628.78	\$0.00
253824000001640000	R	2020	\$944.43	\$442.81	3/29/2023	\$1,609.20	\$0.00
253824000001640000	R	2019	\$915.60	\$438.38	1/4/2022	\$1,564.41	\$0.00
253824000001640000	R	2018	\$893.77	\$432.50	4/13/2021	\$1,532.94	\$0.00
253824000001640000	R	2017	\$847.88	\$390.50	9/11/2018	\$1,446.73	\$0.00
253824000001640000	R	2016	\$794.71	\$390.50	9/11/2018	\$1,563.63	\$0.00
253824000001640000	R	2015	\$389.61	\$311.50	9/11/2018	\$1,067.25	0.00
253824000001640000	R	2014	\$347.85	\$287.50	5/19/2017	\$746.25	0.00

Return to: (enclose self-addressed stamped envelope)

FL#2004008705 B 552 P 845  
REC NO. 01424325371

Name:

Address:

This Instrument Prepared by:

Name: TERRI BROOKS

Address: 2537 STARLITE LANE  
P. CHARLOTTE, FL 33952

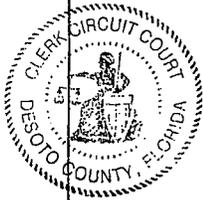
Property Appraiser Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

FILED AND RECORDED  
DATE 08/30/2004 TM 12:13

MITZIE W. MCSAVIC CLERK  
CO:DESOTO ST:FL



SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 30 day of Aug, 2004, by Alfred O. & Mattie Brooks, hereinafter called the Grantor, to Ronald A. & Terri Brooks, whose post office address is 2557 Starlite Lane, A. Charlotte, FL. 33952, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ love & affection and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Desoto County, State of Florida, viz:

The East 611.70 feet of the South 356.06 feet of the NW 1/4 of SW 1/4 of Section 25, Township 38 South, Range 24 East, Desoto County, Florida. Subject to County Road Right-of-Way (Grady Street) along South side.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, 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,

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:

Kathie McHargue  
Witness Signature (as to first Grantor)

Kathie McHargue  
Printed Name

Crystal M Henderson  
Witness Signature (as to first Grantor)

Crystal M Henderson  
Printed Name

Kathie McHargue  
Witness Signature (as to Co-Grantor, if any)

Kathie McHargue  
Printed Name

Crystal M Henderson  
Witness Signature (as to Co-Grantor, if any)

Crystal M Henderson  
Printed Name

STATE OF Florida)

COUNTY OF Desoto)

Alfred O. Brooks & Mattie Brooks

Alfred O Brooks  
Grantor Signature

ALFRED O. BROOKS  
Printed Name

5730 S.W. CARLTON AVE  
Post Office Address

ARCADIA, FL 34266

Mattie Brooks  
Co-Grantor Signature, (if any)

MATTIE BROOKS  
Printed Name

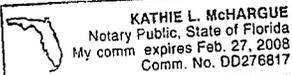
5730 S.W. CARLTON AVE.  
Post Office Address

ARCADIA, FL. 34266

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification: FL ID # B620-015-35-313-0 & FLDL# B620-553-38-876-0

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal to the County and State last aforesaid

this 30 day of Aug, A.D. 2004

Kathie L McHargue  
Notary Signature

Kathie L McHargue  
Printed Name



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:

7 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
BROOKS TERRI	F	06/01/2022	NOC	202214004489	0/0	1	\$0.00	1846 SW GRADY ST <a href="#">View Image</a>
BROOKS TERRI	T	04/30/2008	SAT	200814004369	0/0	1	\$0.00	OR 554 P 2406 <a href="#">View Image</a>
BROOKS TERRI ROBSON	T	01/30/2008	LP	200814000951	0/0	1	\$0.00	CASE #2008CA063 <a href="#">View Image</a>
BROOKS TERRI R AKA	T	01/30/2008	LP	200814000951	0/0	1	\$0.00	CASE #2008CA063 <a href="#">View Image</a>
BROOKS TERRI	F	11/15/2004	NOC	2004012546	555/683	1	\$0.00	E 611.70FT OF S 356.06FT OF NW1/4 OF SW1 <a href="#">View Image</a>
BROOKS TERRI	F	11/03/2004	MTG	2004011972	554/2406	8	\$80,000.00	E 611.70FT OF THE S 356.06FT OF NW1/4 OF <a href="#">View Image</a>
BROOKS TERRI	T	08/30/2004	D	2004008705	552/845	1	\$0.00	E 611.70FT OF THE S 356.06FT OF THE NW1/ <a href="#">View Image</a>

7 items found, displaying all items.

1

*Customer Information*

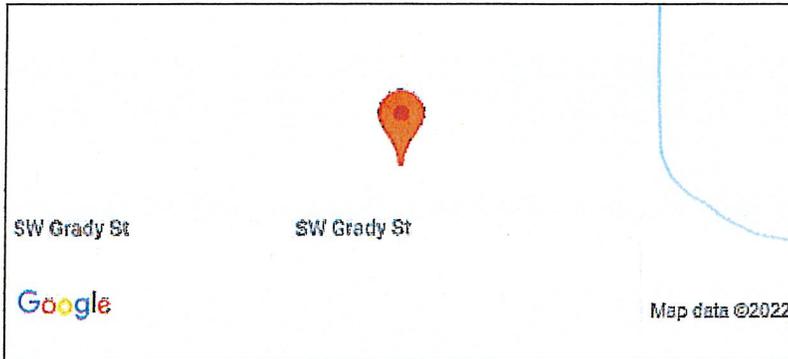
Name: County  
Address:

Phone:  
Alt. Phone:  
Email:

*Request Classification*

Topic: Prohibited Use  
Status: Open  
Assigned to: Jorge Hernandez  
Property Address: 1846 SW Grady St

Request type: Complaint  
Priority: Normal  
Entered Via: Phone



Property APN:

*Description*

Some one living in a shed

*Reason Closed*

Date Expect Closed: 04/16/2022

Enter Field Notes Below

Notes:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Notes Taken By: \_\_\_\_\_ Date: \_\_\_\_\_

AFFIDAVIT OF NON-COMPLIANCE

The undersigned Gray, Sharon hereby notifies the Special Master that the previous order of the Special Master (CE 2023-009 & CE22-0242) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

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

**LDR Sec. 20-1616 (a)(3) Refuse and debris:** 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 for 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.

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

**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

Dates of violation:

From 11/26/2025 the date set for compliance (or the date of the most recent prior inspection) To 02/09/2026 the date of my last inspection equals: **75 days in violation, with 4 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$45.52**

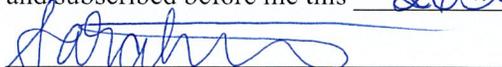
The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

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

Case Name BROOKS TERRI  
Case # 2023-009 & 22-0242

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

Before me, a notary public in and for said county and state, appeared Sharon Gray, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and subscribed before me this 26th day of February, 2026.

  
Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,

vs.

CASE NO. SM-CE 22-0242

TERRI BROOKS,

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on September 23, 2025, upon a Notice of Violation filed against Respondent, Terri Brooks. Respondent was present but not represented by counsel at the hearing. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusions of law.

FINDINGS OF FACT

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

**Parcel # 25-38-24-0000-0164-0000**

as described in Book 552, Page 845 of the Official Records of DeSoto County, Florida, and more commonly known as 1846 SW Grady Street, Arcadia, Florida (hereinafter the "Subject Property")

2. At all times material hereto, the subject property was zoned A-5.

3. On or about April 6, 2022, DeSoto County Code Enforcement received a complaint concerning someone living in a shed on the subject property.

4. On April 6, 2022, a site inspection was conducted resulting in the finding that there was junk and debris, unlicensed and derelict vehicles, and 3 sheds on the property without zoning verification.

5. The County has alleged that the Respondent has violated the following:

A. DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(3) Refuse and Debris – which prohibits the accumulation of garbage or refuse, mosquitoes, disease, abandoned or inoperable automobiles, abandoned or inoperable household appliances, moveable furniture not designed for or modified to withstand the elements or outdoor use.

B. DeSoto County Code of Ordinance (DCCO) Section 11-302 – Unauthorized dumping and accumulation prohibited - which prohibits the accumulation of garbage, refuse, rubbish, junk, debris, 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.

C. LDR Section 20-97 (b) Parking and Storage of certain vehicles and trailers - which prohibits the parking or storage outdoors of motor vehicles, recreational vehicles or trailers of any type, without current license plates, or which appear to be abandoned or in significant disrepair, in any district that allows residential use.

D. LDR Section 20-1342 which prohibits development without a permit.

6. Service of a Notice to Correct Violation and of the hearing in this case was duly made upon the Respondent.

7. Subsequent inspections, including an inspection on September 23, 2025, showed the violations remained.

8. Petitioner has incurred, or anticipates incurring, costs of \$45.52 in the prosecution of this case.

#### **CONCLUSIONS OF LAW**

1. Respondent, by act, conduct, or omission, created or allowed conditions on the property in violation of DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(3); DCCO Section 11-302; LDR Section 20-97 (b) and LDR Section 20-1342.

#### **ORDER**

##### **Respondent is hereby ordered to:**

A. Cease and desist for a period of two (2) years, from any future violations of DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(3); DCCO Section 11-302; LDR Section 20-97 (b) and LDR Section 20-1342.

B. Within 45 days of the date of this Order, do all acts necessary to correct all violations.

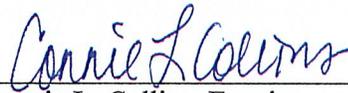
C. To pay costs in the amount of \$45.52 which are assessed against Respondent in this cause and are payable within thirty (30) days of the date of this Order.

SM-CE 22-0242

D. Failure to comply with the provisions of this Order shall subject Respondent to a fine of up to \$250.00 per day, per violation, for each day such violation shall be shown to exist in the future. This fine may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

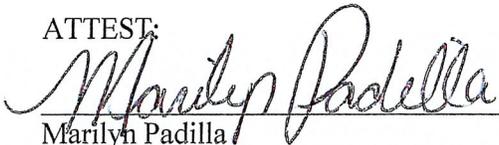
E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including but not limited to, an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED on October 7, 2025.



\_\_\_\_\_  
Connie L. Collins, Esquire  
Special Master, DeSoto County, Florida  
Florida Bar No.: 813427

ATTEST:



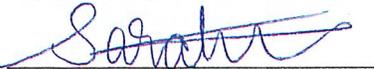
\_\_\_\_\_  
Marilyn Padilla  
Transcribing Secretary

Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201, Arcadia, FL 34266  
and

Respondent: Terri Brooks, 1846 SW Grady St., Arcadia, FL 34266

on this 8<sup>th</sup> day of October 2025.

By: 

\_\_\_\_\_  
Sarah Milstead  
Administrative Assistant



# Department



## Public Information

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<b>Permit Number</b> 0404607	<b>Applied Date</b> 12/09/2004
<b>Type Building (Residential) - Manufactured Home</b>	<b>Issued Date</b> 12/09/2004
<b>Project Name</b>	<b>Expiration Date</b> 06/09/2005
<b>Status</b> Complete	<b>Finalized Date</b> 01/15/2005
<b>Main Parcel</b> 253824000001640000	
<b>Address</b> 1846 SW GRADY ST RD	

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<b>Permit Number</b> BLDR-2915-2020	<b>Applied Date</b> 06/12/2020
<b>Type Building (Residential) - Alteration, Remodel, Repair</b>	<b>Issued Date</b> 06/29/2020
<b>Project Name</b>	<b>Status</b> Expired
<b>Expiration Date</b> 12/28/2020	<b>Main Parcel</b> 013824018600000620
<b>Finalized Date</b>	
<b>Address</b> 1846 SW HARLEM CIR ARCADIA, FL 34266	

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<b>Permit Number</b> ZNVF-9041-2022	<b>Applied Date</b> 05/19/2022
<b>Type Zoning Verification - Minor</b>	<b>Issued Date</b> 05/23/2022
<b>Project Name</b>	<b>Expiration Date</b> 11/21/2022
<b>Status</b> Complete	<b>Finalized Date</b> 05/31/2022
<b>Main Parcel</b> 253824000001640000	
<b>Address</b> 1846 SW GRADY ST ARCADIA, FL 34266	

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<b>Permit Number</b> BLDR-9144-2022	<b>Applied Date</b> 05/31/2022
<b>Type Building (Residential) - Accessory Structure</b>	<b>Issued Date</b> 06/08/2022
<b>Project Name</b>	<b>Expiration Date</b> 12/05/2022
<b>Status</b> Expired	<b>Finalized Date</b>
<b>Main Parcel</b> 253824000001640000	
<b>Address</b> 1846 SW GRADY ST ARCADIA, FL 34266	

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02/20/2026 09:36

SHARON GRAY  
1846 SW GRADY ST



02/20/2026 09:36

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1846 SW GRADY ST



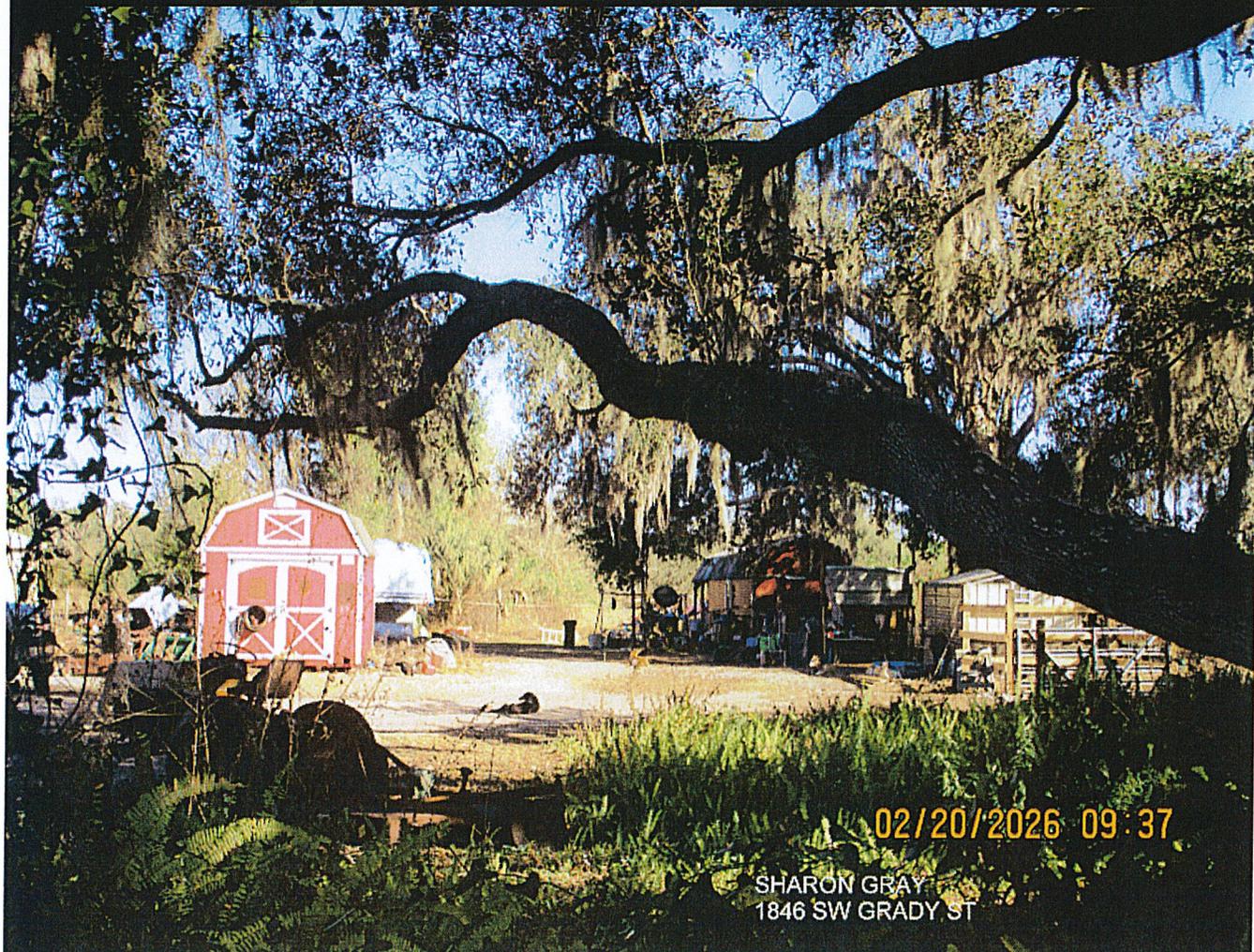
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SHARON GRAY  
1846 SW GRADY ST

## Sharon Gray

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**From:** Juana Sanchez  
**Sent:** Thursday, December 11, 2025 9:36 AM  
**To:** Sharon Gray  
**Cc:** Building Dept  
**Subject:** RE: 1846 SW Grady St

Good morning,

These are the only items that were found:

Permit Number	Permit Type	Permit Work Class	Address	↓ Permit Application Date	P
BLDR-9144-2022	Building (Residential)	Accessory Structure	1846 SW GRADY ST ARCADIA, FL 34266	05/31/2022	E
ZNVF-9041-2022	Zoning Verification	Minor	1846 SW GRADY ST ARCADIA, FL 34266	05/19/2022	C
0404607	Building (Residential)	Manufactured Home	1846 SW GRADY ST RD	12/09/2004	C

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](mailto:j.sanchez@desotobocc.com)

[www.desotobocc.com](http://www.desotobocc.com)



---

**From:** Sharon Gray  
**Sent:** Thursday, December 11, 2025 9:01 AM  
**To:** Building Dept <Building@desotobocc.com>  
**Subject:** 1846 SW Grady St

**This email originated inside of Desoto County BOCC.**

Have permits been applied for or issued for a roof repair to the home and for a shed?

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](mailto:s.gray@desotobocc.com)

[www.desotobocc.com](http://www.desotobocc.com)



## Sharon Gray

---

**From:** Alison Shuman  
**Sent:** Tuesday, February 24, 2026 10:06 AM  
**To:** Sharon Gray  
**Subject:** RE: 1846 SW Grady St

Good morning –

There are no active permits for a roof repair.

There is an expired permit to install a 12' x 40' shed. The shed failed the final inspection on 6/9/2022 with the following comments:

*Need plans posted on shed to be inspected. Need to prove setbacks. Items around shed need to be removed to be able to inspect. Unable to access door of home to knock. No inspection was done.*

Permit history below.

Permit History						⋮
Permit Number	Permit Appli...	↑	Permit Status	Permit Description	Address	
0404607	12/09/2004		Complete	MOBILE HOM...	1846 SW GRA...	🔗
ZNVF-9041-2...	05/19/2022		Complete	12 X 24 SHED ...	1846 SW GRA... ARCADIA, FL 3...	🔗
BLDR-9144-2...	05/31/2022		Expired	12 X 40 SHED	1846 SW GRA... ARCADIA, FL 3...	🔗

Rows per page:  1-3 of 3 |< < > >

Regards,

**Alison M. Shuman**

Permit Technician Supervisor

*DeSoto County Board of County Commissioners*

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

**Desk: 863-993-4811**

**Fax: 863-491-6163**

[a.shuman@desotobocc.com](mailto:a.shuman@desotobocc.com)

[www.desotobocc.com](http://www.desotobocc.com)



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**From:** Sharon Gray <s.gray@desotobocc.com>

**Sent:** Tuesday, February 24, 2026 9:55 AM

**To:** Alison Shuman <a.shuman@desotobocc.com>

**Subject:** 1846 SW Grady St

**This email originated inside of Desoto County BOCC.**

Alison,

Have any permits been issued or applied for the repair of the roof or for sheds?

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](mailto:s.gray@desotobocc.com)

[www.desotobocc.com](http://www.desotobocc.com)

