

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 2024-042

CE 24-0221

MEDINA ELOY & TORRES ANA BERTHA JT/ROS

Respondents,

TO: MEDINA ELOY & TORRES ANA BERTHA JT/ROS
4975 SE BROWN RD
ARCADIA FL 34266

RE: 1336 SE HWY 31, 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 August 2, 2024, and previously provided to you by mail.

The Special Master hearing has been set for October 28, 2025 at 11:00 am or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.

If you have cleared the violation by the time stated in the Final Order dated on September 1, 2024, 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 _____, 2025.

CERTIFICATE OF SERVICE

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

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

Special Master Mandatory Imposition of Lien Hearing Checklist

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

✓ or N/A	Respondents Name <u>Medina Eby & Torres Ana Bertha</u>	Case #: <u>2024-042</u>
	Site address <u>1336 SE Hwy 31</u>	<u>24-0221</u>
	Respondent's Mailing Address <u>4975 SE Brown Rd</u>	
✓	Case Notes in date order	
✓	Case Cost for Lien Hearing to date	
N/A	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	
N/A	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: <i>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)</i>		
_____ Only the following violations will be referenced on the Notice of Mandatory Imposition of Lien		
Hearing: <u>CDR</u> <u>Expired Building Permit.</u>		
<u>20-</u> _____		
<u>1343</u> _____		
_____ 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 Tommy Turnbull

For Special Master Hearing on: 10/24/25

Reviewed by: [Signature]

Date: 10/24/25

SMCE 2024-042

Code Enforcement Case: CE-24-0221

Entered on: 04/05/2024 08:05 AM

Printed on: 10/02/2025

Topic: Development without Permit

Due Date: 10/02/25

Initiated by: Citizen

Hearing Date:

SM Case No: 2024-042

Status: Open - Turn in for SM

Assigned To: Jorge Hernandez

Area #: RSF-3

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1336 SE HWY 31 , 34266

Phone:

APN : 05-38-25-0372-0000-0150

Cell #:

Owner Information

Owner Name: MEDINA ELOY &

Address: TORRES ANA BERTHA JT/ROS

4975 SE BROWN RD

ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	04/02/2024	1:53 pm	Request 4093-DEVIN HENDERSON - They are doing work on the home.
Inspection / Site Visit	Thomas Turnbull	04/04/2024	8:36 am	They are working on the home without a building permit. Took photos.
Notice of Violation	Thomas Turnbull	04/08/2024	7:44 am	> Inspection Time:8:36 am, Send to (Owner - Cert no=70201810000113019110), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	04/08/2024	9:26 am	Posted the N2C and mail out the letter, Took photos.
Case Notes	Thomas Turnbull	04/08/2024	10:34 am	A building permit was submitted online, number BLDR-20968-2024. This is just for the roof permit.
Return Receipt Received	Thomas Turnbull	04/15/2024	12:09 pm	The green card signed and returned.
Phone Call	Thomas Turnbull	04/24/2024	1:16 pm	Talk with Reece Welch, He will need two weeks to have the building permit pulled.
Inspection / Site Visit	Thomas Turnbull	05/09/2024	9:10 am	They have not pulled a building permit for the remolded on the house. Took photos. I will turn into the next Special Master Hearing.
Inspection / Site Visit	Thomas Turnbull	06/11/2024	8:53 am	They are still doing work on the building without a building permit. Took photos.
Turn in for Special Master Hearing	Thomas Turnbull	06/11/2024	12:36 pm	Turn into Special Master Hearing.
Inspection / Site Visit	Thomas Turnbull	06/26/2024	8:43 am	They have done work on the house and other building on the property without a building permit. Took photos.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	07/02/2024	8:43 am	Posted the notice for the hearing, took photos.
Inspection / Site Visit	Thomas Turnbull	07/08/2024	8:57 am	There is no building permit for the work on the house and building. Took photos.
E-mail Correspondence	Thomas Turnbull	07/12/2024	2:22 pm	Reece Welch email asking for more time so he can get the plans in to do the building permit. copy of the email in the file.
Inspection / Site Visit	Thomas Turnbull	07/15/2024	8:39 am	They are still in violation, took photos.
Special Master Hearing	Thomas Turnbull	07/16/2024	10:00 am	The owner was present. In violation. Correction violation within 30 days of order. A 2-year C&D. Non-

Compliance fine up to \$250.00 per day, per violation.
Case cost \$22.63 to be paid in 10 days of order.

Speical Master Facts and Findings received and filed	Thomas Turnbull	08/05/2024 3:27 pm	The order was signed on this date and copy in the file. A 2-years C&D start 8/5/2024 and end 8/5/2026. they have 30 days to comply and pay.
Case Notes	Thomas Turnbull	09/05/2024 8:15 am	The building permit is ready to issue.
Case Notes	Thomas Turnbull	09/19/2024 12:08 pm	Need additional info.
Case Notes	Thomas Turnbull	10/16/2024 12:29 pm	The building permit will expire on 3/31/2025
Phone Call	Thomas Turnbull	03/31/2025 2:55 pm	Talk with Reece Welch, He will get the reports from Bumper Hay this week.
Inspection / Site Visit	Thomas Turnbull	04/08/2025 9:10 am	The building permit was renewed and expire date is 9/30/2025. Took photos.
Inspection / Site Visit	Thomas Turnbull	10/01/2025 9:06 am	The building permit has expired, will turn in for a Lien Hearing, took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	10/02/2025 1:47 pm	Turn in for review for a Lien Hearing.

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

<i>Additional Addresses</i>				
Address Type:Complainant Name:DEVIN HENDERSON Address:2809 SE BROWN Phone:(941) 267-7074 Cell #:				
<i>Fees</i>				
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	07/29/2024	22.63		case cost
		22.63	0.00	

<i>Inspection Notes</i>	
Date: _____	Time: _____
Findings: _____	

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per photo	16	\$	2.40
SERVICE	Number of Certified letters @ \$6.73 per letter	1	\$	10.44
LEGAL SERVICE	Number of Certified letters @ \$6.95 per letter	1	\$	10.44
	DAYS	PENALTY	\$	23.28
Non compliant days		1	\$ 250.00	\$ 250.00
Previous SM Case costs			\$	22.63
Affadavit/hearing days			\$	-
X	PROPERTY CARD	TOTAL	\$	295.91
X	TAX RECORD			
X	DEED			
		Accepted	Rejected	
	N2C GREEN CARD RETURN DATE			
	HEARING GREEN CARD RETURN DATE			

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 9/25/2025

Parcel: << 05-38-25-0372-0000-0150 (18856) >>

Owner & Property Info

Result: 5 of 6

Owner	MEDINA ELOY & TORRES ANA BERTHA JT/ROS 4975 SE BROWN RD ARCADIA, FL 34266		
Site	1336 SE HWY 31, ARCADIA		
Description*	TOWN-N-COUNTRY ESTATES LOT 15 & LOTS 13 & 14 OR 29/787 INST:201614003241 INST:202214001625		
Area	1.411 AC	S/T/R	05-38-25
Use Code**	SINGLE FAMILY (0100)	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.

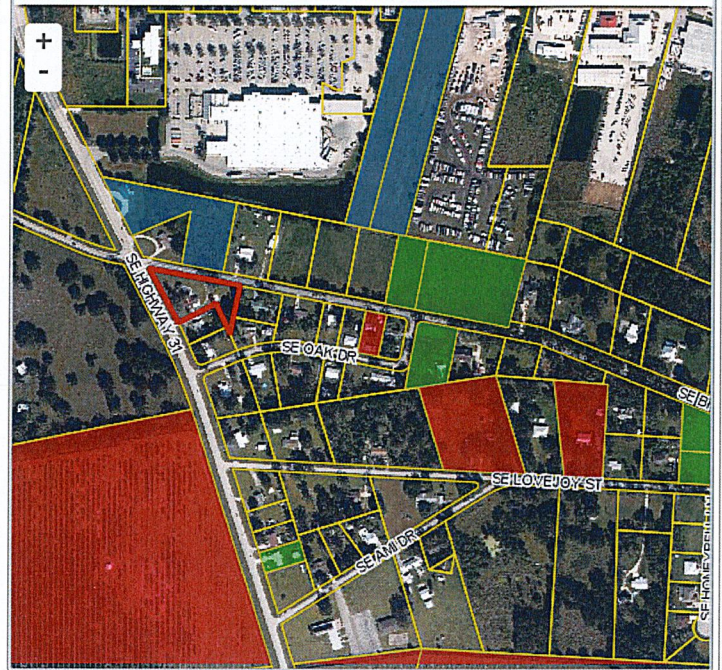
Property & Assessment Values

2024 Certified Values		2025 Preliminary Values	
Mkt Land	\$42,330	Mkt Land	\$42,330
Ag Land	\$0	Ag Land	\$0
Building	\$99,792	Building	\$110,113
XFOB	\$4,068	XFOB	\$3,249
Just	\$146,190	Just	\$155,692
Class	\$0	Class	\$0
Appraised	\$146,190	Appraised	\$155,692
SOH/10% Cap	\$19,326	SOH/10% Cap	\$5,295
Assessed	\$146,190	Assessed	\$155,692
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$126,864 other:\$126,864 school:\$146,190	Total Taxable	county:\$150,397 other:\$150,397 school:\$155,692

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
2/25/2022	\$100	202214001625	QC	I	U	11
6/30/2016	\$116,000	201614003241	WD	I	U	12
3/8/2016	\$0	201614001366	CT	I	U	11

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1958	1878	3602	\$98,042
Sketch	GRG WRKSH (6510)	1988	600	1200	\$12,071

*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
1955	POOL R	1981	\$2,106.00	360.00	30 x 12
1917	PATIO C	1981	\$451.00	1030.00	0 x 0
1400	FNC CH L3/4	1981	\$243.00	162.00	0 x 0
2003	SIDEWALK	1958	\$46.00	74.00	0 x 0
0860	DRVWY CONC	1958	\$275.00	440.00	0 x 0
0850	CONCR SLAB	1958	\$120.00	192.00	16 x 12
0850	CONCR SLAB	1958	\$8.00	12.00	4 x 3

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.411 AC	1.0000/1.0000 1.0000/ /	\$30,000 /AC	\$42,330	RSF-3

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

Search Result: 5 of 6

© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4886

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 9/25/2025 and may not reflect the data currently on file at our office.

TOWN-N-COUNTRY ESTATES
LOT 15 & LOTS 13 & 14
OR 29/787 INST:201614003241

MEDINA ELOY & TORRES ANA BERTHA
TORRES ANA BERTHA JT/ROS, 4975 SE BROWN RD
ARCADIA, FL 34266

2025

05-38-25-0372-0000-0150



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	17	CB STUCCO 100	0100	01	2,337	111.8700	139.84	326,806	1958	1958	0	0	30	35.50	30.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0														Tax Group: 7 Tax Dist:												
Roof Cover	12	METAL 100	Heated Area: 1878														BUILDING MARKET VALUE 110,113												
Interior Wall	04	PLYWOOD 50	HX Base Yr														TOTAL MARKET OB/XF VALUE 3,249												
Interior Wall	05	DRYWALL 50															TOTAL LAND VALUE - MARKET 42,330												
Interior Floor	14	CARPET 100															TOTAL MARKET VALUE 155,692												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 5,295												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 150,397												
Bedrooms	3	100															TOTAL EXEMPTION VALUE 0												
Bathrooms	3	100															BASE TAXABLE VALUE 150,397												
Frame	03	MASONARY 100															TOTAL JUST VALUE 155,692												
Stories	1	100															NCON VALUE 0												
Architectual	01	100															INCOME VALUE												
Units	0	100															PREVIOUS YEAR MKT VALUE 146,190												
Quality			03 AVERAGE													RECHECK USP BEING ENCLOSED													
DOR CODE			0100 SINGLE FAMILY													RECHECK REPAIRS TO SFR													
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC			300300.00 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA									
BAS	1,878	100	1993	1,878	78,786															OFF RECORD Number DATE TYPE Q V RSN SALE									
FCP	360	25	1996	90	3,776															202214001625 2/25/2022 QC U I 11 100									
FOP	176	25	1993	44	1,846															GRANTOR: TORRES ANA BERTHA									
FST	120	55	1993	66	2,769															GRANTEE: MEDINA ELOY &									
FST	40	55	2016	22	923															201614003241 6/30/2016 WD U I 12 116,000									
PTO	408	5	1993	20	839															GRANTOR: FEDERAL NATIONAL MTG									
USP	620	35	1993	217	9,104															GRANTEE: TORRES ANA BERTHA									
TOTALS			3,602 2,337 98,042																	BUILDING NOTES									
EXTRA FEATURES			1336 SE HWY 31, ARCADIA																	BUILDING DIMENSIONS									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	USP=[YR=1993] W20 BAS=[YR=1993] W22 S14 PTO=[YR=1993] W24 S17												
1	1955	POOL R	0	0	30	12			29.25	20	1981	1981	3	20	2,106		E24 N17S17 W24 S26 E24 FOP=[YR=1993] S8 E22 N8 W22S22												
2	1917	PATIO C	0	0	0	0			1.75	100	1981	1981	3	25	451		FST=[YR=1993] E20 N6 FCP=[YR=1996] N20 W20 S10 FST=[YR=2016]												
3	1400	FNC CH L3/	0	0	0	0			6.00	100	1981	1981	3	25	243		S10 E4 N10 W4S E4 S10 E16SW20 S6NS7S31 E20 N31S.												
5	2003	SIDEWALK	0	0	0	0			74.00	SF	2.50	100	1958	1958	3	25	46												
6	0860	DRVWY CONC	0	0	0	0			440.00	SF	2.50	100	1958	1958	3	25	275												
7	0850	CONCR SLAB	0	0	16	12			192.00	SF	2.50	100	1958	1958	3	25	120												
8	0850	CONCR SLAB	0	0	4	3			12.00	SF	2.50	100	1958	1958	3	25	8												
LAND DESCRIPTION						TOTAL OB/XF			3,249																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0100	C	SFR	0		RSF-3	0.00	0.00	1.41	AC		1.00	1.00	1.00	30,000.00	30,000.00	42,330												
REVIEW DATE 03/17/2025 BY M Total Acres: 1.41 Total Land Value: 42,330 Market: 0 Agricultural: 0 Common: 42,330 PRINTED 09/24/2025 BY SYS																													

MEDINA ELOY &/TORRES ANA BERTHA
TORRES ANA BERTHA JT/ROS, 4975 SE BROWN RD
ARCADIA, FL 34266

05-38-25-0372-0000-0150

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1614700 2024

R 05-38-25-0372-0000-0150

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$966.11
COUNTY LAW ENF	.0024399	\$309.54
SCHOOL LRE	.0030960	\$452.60
SCHOOL DISC	.0022480	\$328.64
SOUTHWEST WATER MGMT	.0001909	\$24.22
TOTAL AD-VALOREM:		\$2,081.11

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES & ASMTS: \$2,552.74

DISCOUNT: \$0.00
UNPAID BALANCE: \$0.00

Exemptions:

Property Address:
1336 SE HWY 31 ARCADIA 34266

**MEDINA ELOY &
TORRES ANA BERTHA JT/ROS**
4975 SE BROWN RD
ARCADIA , FL 34266

1.411 ACRES
TOWN-N-COUNTRY ESTATES
LOT 15 & LOTS 13 & 14
OR 29/787 INST:201614003241
INST:202214001625

FAIR MKT VALUE	\$146,190.00	DIST	7
ASSESS	\$126,864.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$126,864.00		

**** PAID ****

Last Payment: 03/28/2025 Receipt Number: 9802184

Amount Collected: \$2,552.74 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
053825037200000150 R		2024	\$2,081.11	\$471.63	3/28/2025	\$2,552.74	\$0.00
053825037200000150 R		2023	\$1,938.08	\$464.82	5/9/2024	\$2,479.31	\$0.00
053825037200000150 R		2022	\$1,864.52	\$454.67	5/9/2024	\$2,841.89	\$0.00
053825037200000150 R		2021	\$1,662.06	\$448.16	10/14/2022	\$2,429.45	\$0.00
053825037200000150 R		2020	\$1,571.61	\$442.81	9/8/2021	\$2,320.65	\$0.00
053825037200000150 R		2019	\$2,542.64	\$438.38	9/8/2021	\$3,411.68	\$0.00
053825037200000150 R		2018	\$2,312.87	\$432.50	3/26/2021	\$3,144.09	\$0.00
053825037200000150 R		2017	\$2,008.67	\$390.50	12/28/2017	\$2,327.19	\$0.00
053825037200000150 R		2016	\$1,124.62	\$390.50	12/28/2017	\$1,747.05	\$0.00
053825037200000150 R		2015	\$762.15	\$311.50	11/30/2015	\$1,030.70	\$0.00
053825037200000150 R		2014	\$717.33	\$287.50	10/26/2015	\$1,165.47	0.00

Return to:
Name: Ana Torres
Address: 4975 SE Brown Road
Arcadia, FL 34266

This Instrument Prepared by: Ana Torres

Property Appraisers Parcel I.D. (Folio) Number(s): 05-38-25-0372-0000-0150

QUITCLAIM DEED
(INDIVIDUAL)

THIS INDENTURE, Made this 25th day of February, 2022, by and between Ana Bertha Torres, a single woman whose post office address is: 4975 SE Brown Rd., ARCADIA, FLORIDA 34266 hereinafter called the grantor.

to Eloy Medina, a single man and Ana Bertha Torres, a single woman, as joint tenants with rights of survivorship whose post office address is: 4975 SE Brown Rd., ARCADIA, FLORIDA 34266 hereinafter called the grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of \$1.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in DESOTO County, Florida, to wit:

Lots 13, 14 and 15, TOWN-N-COUNTRY CLUB ESTATE, according to the Plat thereof, recorded in Plat Book 6, Page(s) 69 of the Public Records of DeSoto County, Florida.

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF THE TITLE WAS REQUESTED OR MADE, AND THE SCRIVENER ASSUMES NO RESPONSIBILITY FOR TITLE OR DESCRIPTION ERRORS.

NOTE: This Property IS NOT the Homestead of Grantor.

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: [Signature]
Witness Printed Name: Toshia Morales

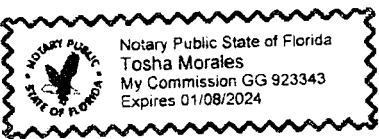
[Signature]
Ana Bertha Torres

Witness Signature: [Signature]
Witness Printed Name: Oralia Ramirez

STATE OF FLORIDA
COUNTY OF DESOTO

The foregoing instrument was acknowledged before me this, 25th day of February, 2022 by Ana Bertha Torres. She is personally known to me or has produced driver license(s) as identification.

My Commission Expires:



Printed Name:
Notary Public

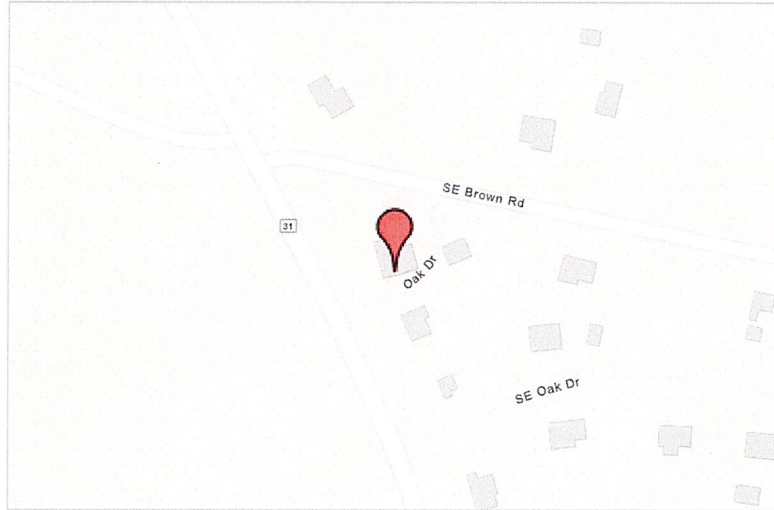
Customer Information

Name: DEVIN HENDERSON
Address: 2809 SE BROWN

Phone: (941) 267-7074
Alt. Phone:
Email:

Request Classification

Topic: Development without Permits
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 1336 FL-31
Request type: Problem
Priority: Normal
Entered Via: Phone



Property APN:
Property APN:
Retention Disposition Date
Date File Scanned into DocuShare:

Description

They are doing work on the home.

Reason Closed

Turn into a code case, number CE 24-0221

Date Expect Closed: 04/17/2024

Date Closed: 04/05/2024 08:07 AM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

AFFIDAVIT OF NON-COMPLIANCE

The undersigned Thomas Turnbull hereby notifies the Special Master that the previous order of the Special Master (CE 2024-042 & CE 24-0221) 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:

1. LDR 20-1342 EXPIRED BUILDING PERMIT

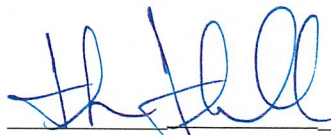
Dates of violation:

From October 1, 2025 the date set for compliance (or the date of the most recent prior inspection)
To October 2, 2025 the date of my last inspection equals: **(1) one day in violation, with (1) one violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$22.63**

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 Eloy Medina & Bertha Torres
Case # CE 2024-042 & CE 24-0221



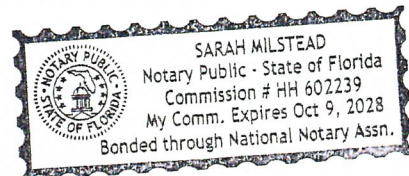
Thomas Turnbull/Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF DESOTO

Before me, a notary public in and for said county and state, appeared Thomas Turnbull, 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 signed this 2nd day of October, 2025.



Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,

vs.

Case Number: CE 2023-042

Eloy Medina and Ana Bertha Torres,

Respondents.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on July 16, 2024, upon Notice of Violation filed against Respondents, Eloy Medina and Ana Bertha Torres. Respondent, Eloy Medina 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 Respondents own and/or occupy the following subject real property in DeSoto County, Florida, to-wit:

1336 SE HWY 31 / Parcel #05-38-25-0372-0000-0150 / Inst. #202214001625

(hereinafter the "subject property") as described by deed or instrument indicated above, recorded in the Official Records of DeSoto County, Florida.

2. At all times material hereto, the subject property was zoned RSF-3.

3. On or about April 2, 2024, County Code Enforcement received a complaint concerning the remodel and re-roofing without a permit.

4. On April 4, 2024, a site inspection was conducted of the subject property resulting in the finding of 2 violations due to expired permits: (1) a re-roof had been done without a permit; and (2) remodeling of the home and accessory structure was being done.

5. The County has alleged that the Respondents have violated DeSoto County Land Development Regulations (LDR) Section 20-1342 which prohibits development without a permit.

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

7. On April 8, 2024, Respondents obtained a permit for the re-roof; however, the permit for development activity for the work on the home and garage was not obtained.

8. Respondent, Eloy Medina testified at the hearing and explained he was working with a local contractor to obtain the necessary plans to get the permits. Based on this representation, DeSoto County did not have an objection with allowing the Respondents an additional thirty (30) days to obtain the required permit.

9. Petitioner has incurred, or anticipates incurring, costs of \$22.63 in the prosecution of this case.

CONCLUSIONS OF LAW

1. Respondents, by acts, conduct, or omissions, have created or allowed a condition on the property in violation of DeSoto County Land Development Regulations Section 20-1342.

ORDER

Respondents are hereby ordered to:

A. Within thirty (30) days of the date of this Order, do all acts necessary to correct the violation by paying all applicable fees and applying for a building permit/renewed permit for the work being done on the house, garage or any other structure. All work subject to the permit shall be inspected and a Certificate of Completion obtained prior to expiration of that permit.

B. Cease and desist for a period of two (2) years, from any future violation of DeSoto County Land Development Regulations Section 20-1342.

C. Pay costs in the amount of \$22.63 which are assessed against the Respondents in this cause and are payable within ten (10) days of the date of this Order.

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

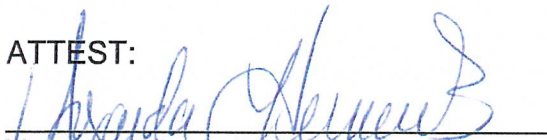
E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including but not limited to, an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED this 2nd day of August, 2024



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

ATTEST:



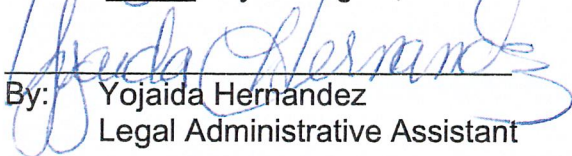
Yojaida Hernandez
Transcribing Secretary

Copies furnished to:

Donald D. Conn, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201, Arcadia, FL 34266 and

Respondents: Eloy Medina and Ana Bertha Torres, 4975 SE Brown Road, Arcadia, Florida 34266

on this 5 day of August, 2024



By: Yojaida Hernandez
Legal Administrative Assistant



10/01/2025 09:06

TOMMY TURNBULL
1336 SE HWY 31



10/01/2025 09:06

TOMMY TURNBULL
1336 SE HWY 31

BLDR-22363-2024 (1336 SE HIGHWAY 31 ARCADIA, FL) Active holds

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (2)

Contacts (6)

Fees (12)

Bonds

Activities (8)

Files (20)

Print Documents

Conditions

Tasks

Internal Notes (1)

Inspection Cases

Communication

Review Team

Impact Units

History

BLDR-22363-2024 • Building (Residential)

Location	Project	Apply Date	Work Class	Permit Status
1336 SE HIGHWAY 31 ARCADIA, FL		08/28/2024	Alteration, Remodel, Repair	Expired

\$ 0.00

Pay fees

Recent Workflow Activity

Last Completed Action: 181 days ago

**Framing (Inspection)**

Scheduled For: 04/02/2025

Assigned To: Lester Hornbake

Status: Passed

Completed On: 04/03/2025

Next Action:

**Sheathing Nailing (Wall)
(Inspection)**

Next Action:

**Insulation Building
(Inspection)**

Next Action:

**Envelope Leakage Test
(Inspection)**

Next Action:

**Progress Inspection
(Building) (Inspection)**

Next Action:

**Electrical Rough
(Inspection)**

Next Action:

**Mechanical Rough
(Inspection)**

Next Action:

**Final Plumbing
(Inspection)**

Next Action:

**Final Building
(Inspection)**

Workflow Completion Summ

Not Started 69%

WELCH - CGC15118

RW

R D WELCH CO

ID-000000285

Contractor

Mobile Phone
(863) 990-1276Email
reece@rdwelchcompany.comMain Address
1960 SE MARYLAND
ARCADIA, FL 34266

Title

Tasks

Permit Description

Non-structural interior remodel
(REPLACE WINDOWS) - NO ROOFING
WORK TO BE COMPLETED

No tasks to display

BLDR-22363-2024 (1336 SE HIGHWAY 31 ARCADIA, FL) Active holds



Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (2)

Contacts (6)

Fees (12)

Bonds

Activities (8)

Files (20)

Print Documents

Conditions

Tasks

Internal Notes (1)

Inspection Cases

Communication

Review Team

Impact Units

History

* Permit Type

Building (Residential)



Project



Application Date

08/28/2024



* Work Class

Alteration, Remodel, Rep



* District

DeSoto County



Issue Date

10/02/2024



* Status

Expired



Assigned To



Expiration Date

09/30/2025



Square Feet

2046



Last Inspection Date

04/03/2025



Valuation

\$38,752.00



Finaled Date



Description

Non-structural Interior remodel (REPLACE WINDOWS) - NO ROOFING WORK TO BE COMPLETED