

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0043

Baptiste Chetswayo Hasani & Baptiste Traci Nichole

Respondents,

\_\_\_\_\_/

TO: Baptiste Chetswayo Hasani & Baptiste Traci Nichole  
1401 Se Apple Dr  
ARCADIA FL 34266

**RE: 1401 Se Apple Dr, ARCADIA FL 34266**

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **MARCH 26TH 2026 AT 11:00AM** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

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

CERTIFICATE OF SERVICE

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

---

Valerie Vicente, County Attorney  
Florida Bar Number 71010  
201 East Oak Street, Suite 201  
Arcadia, Florida 34266  
Certified Mailing Number: 9589071052702678571551

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY  
Petitioner,

vs.

CASE NO. SM-CE 26-0043

Baptiste Chetswayo Hasani & Baptiste Traci Nichole  
Respondents,

\_\_\_\_\_ /

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

STATE OF FLORIDA     )  
COUNTY OF DESOTO    )

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

TO: Baptiste Chetswayo Hasani & Baptiste Traci Nichole, 1401 Se Apple Dr, ARCADIA FL 34266.

1. An inspection on February 10, 2026, Code Officer visited your property located at 1401 Se Apple Dr, ARCADIA FL 34266 described and zoned as: RMF-M

DeSoto County Tax Parcel Number #06-38-25-0120-00J0-0220 more particularly described by deed or instrument number #202214002446 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Waste Management /Dumpsters.**
3. These are direct violation of DeSoto County Land Development Regulations: Sec. 9-52 (a) - Description of service, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated February 10, 2026 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Remove the Unauthorized dumpster from your property. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

*Jaycee Collins*

\_\_\_\_\_  
Jaycee Collins  
Code Officer  
201 E. Oak Street  
Arcadia, Florida 34266

Sworn to and subscribed before me this 27<sup>th</sup> day of February, 2026 Affiant is personally known to me.

*Sarah*

\_\_\_\_\_  
Notary Public



## Special Master Mandatory Hearing Case Checklist

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

? or N/A	Respondents Name <u>Baptiste Chetswayo Hasani &amp; Baptiste Traci Nichole</u> Case # <u>26-0043</u> Site Address <u>1401 Se Apple Dr</u> Respondent's Mailing Address <u>Baptiste Traci Nichole 1401 Se Apple Dr Arcadia, FL 34266</u>
x	Case Notes in date order
x	Case Cost to date
x	Property card
x	Tax Record
x	Deed Information
x	Complaint/Request
x	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing
x	Notice of Mandatory Hearing (file copy)
x	Green Card if received, and or Track and Confirm information from the USP website
n/a	Original Notice to Correct in the envelope with the green card attached (if unclaimed)
x	Copy of Notice to Correct that was posted and sent by regular Mail
x	Photograph of the posting, if applicable
x	Affidavit of posting or hand delivery
x	Photographs of site visits in support of the case
n/a	Any correspondence to or from the Respondent or the Respondent's representative
n/a	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)

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

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

Sec. 9-52 (a) - Description of service Waste Management /Dumpsters

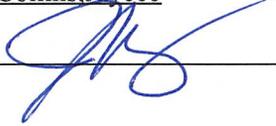
Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.

Will need an Affidavit of posting

### Special Instructions

Officer's Name Collins, Jaycee

Special Master Hearing on: 3/24/26

Reviewed by: 

Date: 2/20/26

SMCE 26-0043

Topic: Waste Management Ordinance  
 Due Date: 02/20/26  
 Initiated by: Womack Sanitation  
 Hearing Date:  
 SM Case No:

Status: Open - N2C issued/Posted  
 Assigned To: Jaycee Collins  
 Area #: RMF-M  
 Hearing Time:

<b>Permit</b>
---------------

Permit #:	Business name:	License #:
-----------	----------------	------------

<b>Property Location</b>
--------------------------

Occupant Name:

Address: 1401 Se Apple Dr , 34266

Phone:

Cell #:

APN : 06-38-25-0120-00J0-0220

<b>Owner Information</b>
--------------------------

Owner Name: Baptiste Chetswayo Hasani &amp;

Address: Baptiste Traci Nichole

1401 Se Apple Dr

Arcadia, FL 34266

Phone:

Cell #:

<b>Actions</b>
----------------

Action	By	Date	Time	Note/Observation
Complaint	Jaycee Collins	02/09/2026	11:44 am	Request 6075-Womack Sanitation - ILLEGAL DUMPSTER @ 1401 SE APPLE DR  CONTAINER: SW FL GRADING, 863-517-1600  PERMIT: BLDR-26350-2025; INDICATED SELF-HAUL
Inspection / Site Visit	Jaycee Collins	02/10/2026	3:03 pm	Went to site and took photos. Dumpster does not match General contractor.
Notice of Violation	Jaycee Collins	02/10/2026	3:09 pm	> Inspection Time:10:24 am, Send to (Owner - Cert no=9589071052702678571407), Extra days(0)
Mail and Post Notice to Correct Violation	Jaycee Collins	02/12/2026	8:26 am	went to site and posted N2C
Case Notes	Jaycee Collins	02/20/2026	12:02 pm	dumpster was not removed.

<b>Violations</b>
-------------------

#	Violation Type	Due Date	Status	Closed Date
1	Sec. 9-52 (a) - Description of service - Waste Management /Dumpsters Corrections Required:Remove the Unauthorized dumpster from your property		Open	

<b>Additional Addresses</b>
-----------------------------

Address Type:Complainant Name:Womack Sanitation Address:PO BOX 247 Nocatee, Florida 34268 Phone:(863) 494-1580 Cell #:863-494-1580
--

<b>Inspection Notes</b>
-------------------------

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

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

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	23	\$	3.45
SERVICE	Number of Certified letters	1	\$	10.44
LEGAL SERVICE	Number of Certified letters	1	\$	10.44
		TOTAL	\$	24.33

  x   PROPERTY CARD  
  x   TAX RECORD  
  x   DEED

Accepted    Rejected

                     N2C GREEN CARD RETURN DATE  
                     HEARING GREEN CARD RETURN DATE

Parcel: << 06-38-25-0120-00J0-0220 (19365) >>

Owner & Property Info				Result: 2 of 11
Owner	BAPTISTE CHETSWAYO HASANI & BAPTISTE TRACI NICHOLE 1401 SE APPLE DR. ARCADIA, FL 34266			
Site	1401 SE APPLE DR, ARCADIA			
Description*	FOREST PINE ESTATES LOT 22 LOT J OR 339/241 INST:202114005170 INST:202214002446			
Area	0.5 AC	S/T/R	06-38-25	
Use Code**	MOBILE HOME (0200)	Tax District	7	
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.				

Property & Assessment Values			
2024 Certified Values		2025 Certified Values	
Mkt Land	\$37,500	Mkt Land	\$37,500
Ag Land	\$0	Ag Land	\$0
Building	\$74,190	Building	\$73,528
XFOB	\$9,426	XFOB	\$9,223
Just	\$121,116	Just	\$120,251
Class	\$0	Class	\$0
Appraised	\$121,116	Appraised	\$120,251
SOH/10% Cap	\$3,467	SOH/10% Cap	\$0
Assessed	\$117,649	Assessed	\$120,251
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total	county:\$67,649	Total	county:\$69,529
Taxable	other:\$67,649 school:\$92,649	Taxable	other:\$69,529 school:\$95,251
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			
3/25/2022	\$110,000	202214002446	WD	I	Q	01			
9/29/2021	\$0	202114007425	SA	I	U	11			
7/12/2021	\$0	202114005170	SA	I	U	11			
12/6/1994	\$0	339 / 241	QC	I	U				

Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	MH FEMA (0801)	2005	728	1497	\$72,203	
*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	
1776	MH-SEPTIC	1980	\$1,800.00	1.00	0 x 0	
1774	MH-ELECT	1980	\$144.00	1.00	0 x 0	
1998	SHED-ES	2004	\$788.00	88.00	11 x 8	
1450	FENCE WD	2006	\$894.00	250.00	0 x 0	
1981	SHED SUPR	2023	\$3,960.00	200.00	20 x 10	
1460	FENCE IRON	2023	\$270.00	12.00	x	
1455	FENCE VINYL	2023	\$1,040.00	112.00	x	

Land Breakdown						
Code	Desc	Units	Adjustments	Eff Rate	Land Value	Zoning
0102	SFR/MH (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$37,500 /LT	\$37,500	RMF-M
* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806						

Search Result: 2 of 11

FOREST PINE ESTATES  
 LOT 22 LOT J  
 OR 339/241

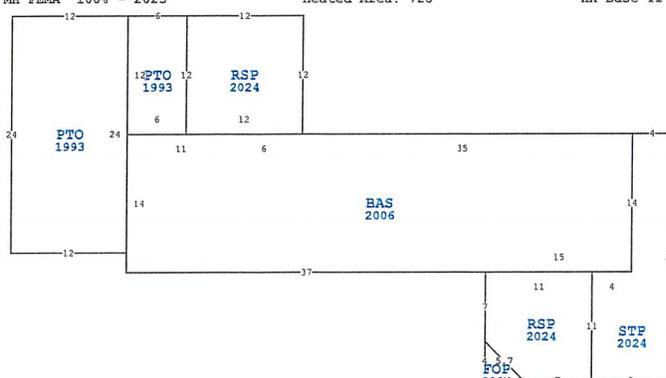
BAPTISTE CHETSWAYO HASANI &/BAPTISTE TRACI NICHOLE  
 BAPTISTE TRACI NICHOLE, 1401 SE APPLE DR  
 ARCADIA, FL 34266

2025

06-38-25-0120-00J0-0220



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	ATB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	28	VIN SIDING 100	0801	02	957	123.0500	92.29	88,322	2005	2005	0	0	0	16.75	83.25	VALUATION BY: STANDARD Tax Group: 7 Tax Dist: BUILDING MARKET VALUE: 73,528 TOTAL MARKET OB/XF VALUE: 9,223 TOTAL LAND VALUE - MARKET: 37,500 TOTAL MARKET VALUE: 120,251 SCH/AGL Deduction: 0 ASSESSED VALUE: 120,251 TOTAL EXEMPTION VALUE: 50,722 BASE TAXABLE VALUE: 69,529 TOTAL JUST VALUE: 120,251 NCON VALUE: 0 INCOME VALUE: 0 PREVIOUS YEAR MKT VALUE: 121,116													
Roof Structure	03	GABLE/HIP 100	1 MH FEMA 100% - 2023 Heated Area: 728 HX Base Yr 2023																										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	2	100																											
Bathrooms	1	100																											
Units	0	100																											
Quality: 03 AVERAGE			DOR CODE: 0200 MOBILE HOME			MAP NUM: MKT AREA: 03			NEIGHBORHOOD/LOC: 300300.00 1.00/																				
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS			728	100	2006	728	55,933																						
FOP			8	20	2024	2	154																						
PTO			72	10	1993	7	538																						
RSP			113	55	2024	62	4,764																						
STP			144	35	2024	50	3,842																						
TOTALS			1,497			957	73,528																						
EXTRA FEATURES			1401 SE APPLE DR, ARCADIA																										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	AJR	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	1776	MH-SEPTIC	0	100	0	1.00	UT		6,000.00	100	1980	1980	3	30	1,800														
2	1774	MH-ELECT	0	100	0	1.00	UT		480.00	100	1980	1980	3	30	144														
3	1998	SHED-ES	0	100	11	88.00	SF	14.00	14.00	100	2004	2004	3	69	850														
4	1450	FENCE WD	0	100	0	250.00	LF	13.25	13.25	100	2006	2006	3	35	1,159														
5	1981	SHED SUPR	0	100	20	200.00	SF	20.00	20.00	100	2024	2023	99	99	3,960														
6	1460	FENCE IRON	0	100	0	12.00	LF	22.75	22.75	100	2024	2023	99	99	270														
7	1455	FENCE VINY	0	100	0	112.00	LF	9.38	9.38	100	2024	2023	99	99	1,040														
TOTAL OB/XF															9,223														
LAND DESCRIPTION			TOTAL OB/XF																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0102	C	SFR/MH	100		RMF-1	137.00	159.00	1.00	LT		1.00	1.00	1.00	37,500.00	37,500.00	37,500	21783.000 SF											
REVIEW DATE: 06/07/2024 BY: AS Total Acres: 0.50 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 10/22/2025 BY SYS																													



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V / I	RSN CD	SALE PRICE
202214002446	3/25/2022	WD	Q	I	01	110,000
GRANTOR: LANGEFANG LORI &						
GRANTEE: BAPTISTE CHETSWAYO						
202114007425	9/29/2021	SA	U	I	11	0
GRANTOR: LARSON LINDA L ESTATE						
GRANTEE: LANGEFANG LORI &						

BUILDING NOTES	
ID#	DI00696 RP

BUILDING DIMENSIONS	
BAS=[YR=2006;ORIG=0,0]	W35 W6 W11 S14 E37 E15 N14 \$
PTO=[YR=1993;ORIG=-52,-12]	W12 S24 E12 N24 \$
PTO=[YR=1993;ORIG=-46,0]	N12 W6 S12 E6 \$
RSP=[YR=2024;ORIG=-46,-12]	E12 S12 W12 N12 \$
STP=[YR=2024;ORIG=0,0]	E4 S25 W8 N11 E4 N14 \$
RSP=[YR=2024;ORIG=-11,25]	E7 W11 W11 S7 DAR4 \$
FOP=[YR=2024;ORIG=-15,21]	S4 E4 U4L4 \$

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

**Bill # R 1664400 2025**

**R 06-38-25-0120-00J0-0220**

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

<b>IF PAID IN TOTAL DUE</b>	<b>DEC1-DEC31</b>	<b>MARCH 1-31</b>
	\$442.60	\$456.25

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$477.49
COUNTY LAW ENF	.0029406	\$204.46
SCHOOL LRE	.0030330	\$288.90
SCHOOL DISC	.0022480	\$214.12
SOUTHWEST WATER MGMT	.0001831	\$12.73
<b>TOTAL AD-VALOREM:</b>		<b>\$1,197.70</b>

**BAPTISTE CHETSWAYO HASANI &  
BAPTISTE TRACI NICHOLE  
1401 SE APPLE DR  
ARCADIA , FL 34266**

0.500 ACRES  
FOREST PINE ESTATES  
LOT 22 LOT J  
OR 339/241  
INST:202114005170

**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	\$120,251.00	DIST	7
ASSESS	\$120,251.00	EXEMPT VALUE	\$50,722.00
TAXABLE VALUE	\$69,529.00		

**COMBINED TAXES & ASMTS:** \$1,742.50  
**DISCOUNT:** \$0.00  
**UNPAID BALANCE:** \$456.25

**Installment Details**

**Exemptions: HX HB**

**Property Address:**  
**1401 SE APPLE DR ARCADIA 34266**

#	Due Date	Amount	Receipt#	Paid	Amt Due	Last Paid	Add To Cart
1	JUNE 2025	415.00	401659	390.10	\$0.00	6/16/2025 12:00:00 AM	
2	SEPT 2025	396.29	102034	396.29	\$0.00	9/12/2025 12:00:00 AM	
3	DEC1-DEC31	442.60	100250	442.60	\$0.00	11/19/2025 12:00:00 AM	
4	MARCH 1-31	456.25		0.00	\$456.25		

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original	Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
063825012000J00220	R	2025	\$1,197.70	\$544.80		6/16/2025	\$390.10	\$456.25
						9/12/2025	\$396.29	
						11/19/2025	\$442.60	
063825012000J00220	R	2024	\$1,188.25	\$471.63		5/1/2025	\$1,714.00	\$0.00
063825012000J00220	R	2023	\$899.12	\$464.82		3/29/2024	\$1,363.94	\$0.00
063825012000J00220	R	2022	\$1,390.92	\$454.67		3/24/2023	\$1,845.59	\$0.00
063825012000J00220	R	2021	\$93.27	\$448.16		3/23/2022	\$541.43	\$0.00
063825012000J00220	R	2020	\$86.90	\$442.81		1/28/2021	\$519.12	\$0.00
063825012000J00220	R	2019	\$75.86	\$438.38		4/7/2020	\$514.24	\$0.00
063825012000J00220	R	2018	\$66.71	\$432.50		5/3/2019	\$517.16	\$0.00
063825012000J00220	R	2017	\$54.81	\$390.50		1/18/2018	\$436.40	\$0.00
063825012000J00220	R	2016	\$45.85	\$390.50		4/24/2017	\$449.44	\$0.00
063825012000J00220	R	2015	\$43.93	\$311.50		3/30/2016	\$355.43	0.00
063825012000J00220	R	2014	\$36.41	\$287.50		2/6/2015	\$320.67	0.00



Prepared by and return to:

**J. Cole Brewer**  
Esquire  
**J. Cole Brewer, P.A.**  
124 North Brevard Ave.  
Arcadia, FL 34266  
863-494-4323  
File Number: 9433.003  
Will Call No.: 8634944323

Parcel Identification No. 06-38-25-0120-00J0-0220

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 25th day of March, 2022 between Lori Langfang and Dawn L. Stewart and William D. Larson whose post office address is 2812 SW Rowena Avenue, Arcadia, FL 34266 of the County of De Soto, State of Florida, grantor\*, and Chetswayo Hasani Baptiste and Traci Nichole Baptiste, Husband and Wife whose post office address is 6468 Florida Street, Punta Gorda, FL 33950 of the County of Charlotte, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in DeSoto County, Florida, to-wit:

**Lot 22, Block "J", Forest Pine Estates, according to the plat thereof as recorded in Plat Book 9, Page 20, Public Records of DeSoto County, Florida.**

**Together with 2005 Destiny A562-21 Mobile Home VIN D100696 and Certificate No. FE-EHU-06-0525**

Grantors warrants that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

David Larson  
Witness Name: David Larson  
Dawn Stewart  
Witness Name: Dawn Stewart

William David Larson (Seal)  
William David Larson

State of Florida  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of March, 2022 by William Larson, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



KELLY A. WETZLER  
Commission # GG 963973  
Expires March 1, 2024  
Bonded Thru Budget Notary Services

Kelly A. Wetzer  
Notary Public   
Printed Name: Kelly A. Wetzer  
My Commission Expires: 3/1/2024

Signed, sealed and delivered in our presence:

Dawn Stewart  
Witness Name: Dawn Stewart

William D. Larson  
Witness Name: William D. Larson

Lori K. Langfang (Seal)  
Lori K. Langfang

State of Florida  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24th day of March, 2022 by Lori K. Langfang, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



KELLY A. WETZLER  
Commission # GG 963973  
Expires March 1, 2024  
Bonded Thru Budget Notary Services

Kelly A. Wetzler  
Notary Public

Printed Name: Kelly A. Wetzler

My Commission Expires: 3/1/2024

William D. Larson  
Witness Name: William D. Larson

Dawn Stewart (Seal)  
Dawn Stewart

Lori Langstaff  
Witness Name: Lori Langstaff

State of Florida  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of March, 2022 by Dawn Stewart, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



KELLY A. WETZLER  
Commission # GG 963973  
Expires March 1, 2024  
Bonded Three Budget Notary Services

Kelly A. Wetzel  
Notary Public

Printed Name: Kelly A Wetzel

My Commission Expires: 3/1/2024



Prepared by and return to:

**J. Cole Brewer**  
Esquire  
**J. Cole Brewer, P.A.**  
124 North Brevard Ave.  
Arcadia, FL 34266  
863-494-4323  
File Number: 9433.003  
Will Call No.: 8634944323

Parcel Identification No. 06-38-25-0120-00J0-0220

[Space Above This Line For Recording Data]

## **Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 25th day of March, 2022 between Lori Langfang and Dawn L. Stewart and William D. Larson whose post office address is 2812 SW Rowena Avenue, Arcadia, FL 34266 of the County of De Soto, State of Florida, grantor\*, and Chetswayo Hasani Baptiste and Traci Nichole Baptiste, Husband and Wife whose post office address is 6468 Florida Street, Punta Gorda, FL 33950 of the County of Charlotte, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in DeSoto County, Florida, to-wit:

**Lot 22, Block "J", Forest Pine Estates, according to the plat thereof as recorded in Plat Book 9, Page 20, Public Records of DeSoto County, Florida.**  
**Together with 2005 Destiny A562-21 Mobile Home VIN DI00696 and Certificate No. FE-EHU-06-0525**

Grantors warrants that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witness Name: Lori Langford

Witness Name: Dawn Stewart

William David Larson (Seal)  
William David Larson

State of Florida  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of March, 2022 by William Larson, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



KELLY A. WETZLER  
Commission # GG 963673  
Expires March 1, 2024  
Bonded Thru Budget Notary Services

Kelly A. Wetzler  
Notary Public

Printed Name: Kelly A. Wetzler

My Commission Expires: 3/1/2024

Signed, sealed and delivered in our presence:

Dawn Stewart  
Witness Name: Dawn Stewart

William D. Larson  
Witness Name: William D. Larson

Lori K. Langfang (Seal)  
Lori K. Langfang

State of Florida  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of March, 2022 by Lori K. Langfang, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



KELLY A. WETZLER  
Commission # GG 963973  
Expires March 1, 2024  
Bonded Thru Budget Notary Services

Kelly A. Wetzler  
Notary Public

Printed Name: Kelly A. Wetzler

My Commission Expires: 3/1/2024

William D. Larson  
Witness Name: William D. Larson

Dawn Stewart (Seal)  
Dawn Stewart

Lori Langstaff  
Witness Name: Lori Langstaff

State of Florida  
County of SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of March, 2022 by Dawn Stewart, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



KELLY A. WETZLER  
Commission # GG 963973  
Expires March 1, 2024  
Bonded Thru Budget Notary Services

Kelly A. Wetzler  
Notary Public  
Printed Name: Kelly A Wetzler  
My Commission Expires: 3/1/2024

**Customer Information**

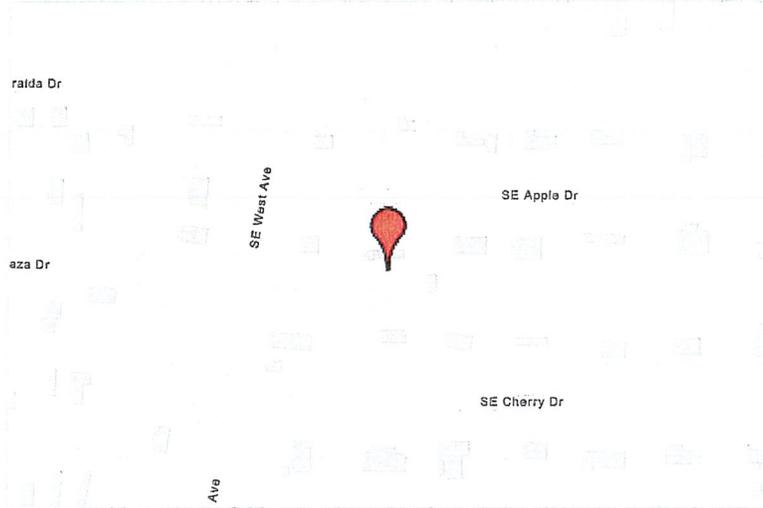
**Name:** Womack Sanitation  
**Address:** PO BOX 247  
Nocatee, Florida 34268

**Phone:** (863) 494-1580  
**Alt. Phone:** 863-494-1580  
**Email:** billing@womacksanitation.com

**Request Classification**

**Topic:** Dumpster Ordinance Violation  
**Status:** Closed  
**Assigned to:** Jaycee Collins  
**Property Address:** 1401 Southeast Apple Drive

**Request type:** Problem  
**Priority:** Normal  
**Entered Via:** Web



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

**Description**

ILLEGAL DUMPSTER @ 1401 SE APPLE DR  
CONTAINER: SW FL GRADING, 863-517-1600  
PERMIT: BLDR-26350-2025; INDICATED SELF-HAUL

**Reason Closed**

Dumpster is illegal. CE-26-0043  
**Date Expect Closed:** 02/10/2026  
**Date Closed:** 02/10/2026 3:15 PM **By:** Jaycee Collins

Enter Field Notes Below

**Notes:**  
\_\_\_\_\_  
\_\_\_\_\_

- (a) All residents within the unincorporated area of the County shall be required to utilize the residential collection service provided by the franchisee for the service area in which the property is located.
- (b) The Board of County Commissioners shall provide for such universal residential collection service through the granting of a franchise contract within applicable service areas. The Board may establish franchise fees, which shall be paid by a proposed franchisee for the granting of a franchise contract.
- (c) No franchise contract may be granted to any proposed franchisee until such proposed franchisee is certified under the provisions outlined in this article, or can demonstrate to the satisfaction of the Board, in its sole discretion, that the proposed franchisee can comply with the requirements of this article prior to commencing operations pursuant to the proposed franchise contract. In no event shall a franchisee be permitted to commence operations prior to receiving certification. The County shall, in awarding franchise contracts, consider, at a minimum, the past experience of the proposed franchisee in providing collection services in the County or in similar geographic areas, and the ability of the proposed franchisee to comply with the standards and requirements of residential collection service established in this article.
- (d) Any franchise contract granted under this article may not be sold, assigned or otherwise transferred to another owner/franchisee without the express written consent of the Board. Any prospective purchaser or assignee of an existing franchise will be required to qualify the same as a new franchisee and must demonstrate to the satisfaction of the Board, in its sole discretion, that the proposed franchisee can comply with the requirements of this article prior to commencing operations pursuant to the proposed franchise contract. Any sale or transfer of ownership of an existing franchise prior to compliance with this section will be a material breach of the franchise and will constitute sole and sufficient grounds for the Board to immediately terminate the franchise, and for which the terminated franchisee will be entitled to no compensation.
- (e) The boundaries of the service area shall be the unincorporated area of the County until and unless further defined by resolution of the Board.
- (f) All commercial property within the unincorporated area of the County shall be required to utilize commercial collection service provided by a franchisee, if such owner or occupant elects to utilize a collection service.
- (g) The franchisee may, after consultation and with the written approval of the County Administrator, subcontract to another provider for service to certain remote residential properties within, but not directly accessible from, the County.



Tracking Number:

Remove X

## 9589071052702678571407

Copy

Schedule a Redelivery (<https://tools.usps.com/redelivery.htm>)

### Latest Update

This is a reminder to arrange for redelivery of your item before February 28, 2026 or your item will be returned on March 1, 2026. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:

USPS Tracking Plus®

#### Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before February 28, 2026

February 19, 2026

#### Notice Left (No Authorized Recipient Available)

ARCADIA, FL 34266

February 14, 2026, 10:12 am

See All Tracking History

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



Schedule Redelivery



9589 0710 5270 2678 5714 07

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Certified Mail Fee	
\$	5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	.74
Total Postage and Fees	
\$	10.44



BAPTISTE CHETSWAYO HASANI & BAPTISTE TRACI JC  
 NICHOLLE 004E  
 1401 SW APPLE DR  
 ARCADIA FL 34266



COUNTY DEVELOPMENT DEPARTMENT

# DESOTO COUNTY

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



## NOTICE to CORRECT VIOLATION

Baptiste Chetswayo Hasani &  
Baptiste Traci Nichole  
1401 Se Apple Dr  
Arcadia, FL 34266

RE: 1401 Se Apple Dr  
PIN #: 06-38-25-0120-00J0-0220  
Case No: CE-26-0043

Date: February 10, 2026

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

**Sec. 9-52 (a) - Description of service Waste Management /Dumpsters: All residents within the unincorporated area of the County shall be required to utilize the residential collection service provided by the franchisee for the service area in which the property is located.**

Facts constituting violation (including date, time, and place of violation): On **February 10, 2026** at **10:24 am**, the property located at **1401 Se Apple Dr** was visited and revealed the following:

**The dumpster being used is illegal, in DeSoto county you can only use Wamack sanitations. If you have any questions, please contact the code enforcement office.**

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

**Remove the Unauthorized dumpster from your property**

**Due by: February 20, 2026**

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

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

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

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

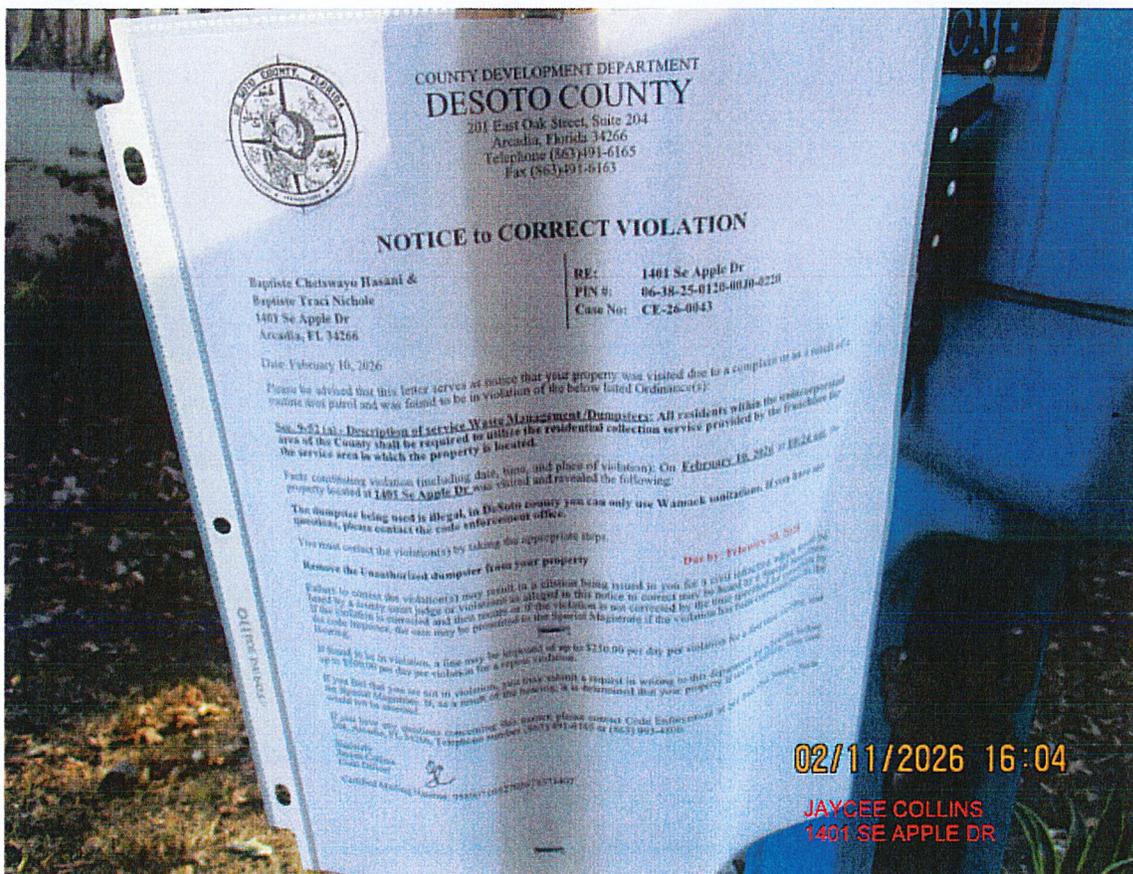
Sincerely  
Jaycee Collins  
Code Officer

Certified Mailing Number: 9589071052702678571407



02/11/2026 16:04

JAYCEE COLLINS  
1401 SE APPLE DR



02/11/2026 16:04

JAYCEE COLLINS  
1401 SE APPLE DR



COUNTY DEVELOPMENT DEPARTMENT  
**DESOTO COUNTY**

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

**STATE OF FLORIDA  
COUNTY OF DESOTO**

I, Jaycee Collins, duly sworn, deposes and says: That on 02/11/2026 @ 4:04 pm, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER  
Baptiste Chetswayo Hasani &  
Baptiste Traci Nichole  
1401 Se Apple Dr  
Arcadia, FL 34266

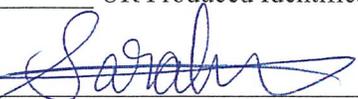
at the following location(s): 1401 Se Apple Dr

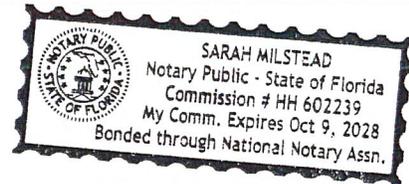
I declare under penalty of perjury that the forgoing is true and correct.

DATE: February 10, 2026

affiant 

Sworn to and subscribed before me this 11<sup>th</sup> day of February, 2026 by  
Jaycee Collins who is personally known OR Produced Identification

  
Notary Public





02/10/2026 10:24

JAYCEE COLLINS  
1401 APPLE DR



02/10/2026 10:24

JAYCEE COLLINS  
1401 APPLE DR



1-800-K-RAT



Storage Made Simple

800PACKRAT.COM

DT800420

SWFL  
GRADING LLC  
Call today for a free quote!  
High Quality Work, Same Old Service!  
863-517-1600

dsw  
Section 3 Subcontractors Needed  
Please call our office at  
888-279-9009  
for more information

02/20/2026 10:04

JAYCEE COLLINS  
1401 SE APPLE DR