

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>Hastings Chadrick</u> Case # <u>26-0181</u> Site Address <u>208 N Eleventh Ave</u> Respondent's Mailing Address <u>208 N Eleventh Ave 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
x	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)*

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

LDR Sec. 20-1342 Expired Building Permit (Development permit required)

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

 x Will need an Affidavit of posting

Special Instructions

Officer's Name Collins, Jaycee

Special Master Hearing on: 7/28/2026

Reviewed by: Jorge approved Date: 7/1/2026

SMCE-26-0181

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0181

Hastings Chadrick

Respondents,

TO: Hastings Chadrick
208 N Eleventh Ave
ARCADIA FL 34266

RE: 208 N Eleventh Ave, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **JULY 28TH 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 _____ 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) X Certified Mail, Return Receipt Requested/ or Regular U.S Mail on this day of , 2026.

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052702678567608

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

Hastings Chadrick

Respondents,

CASE NO. SM-CE 26-0181

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: Hastings Chadrick, 208 N Eleventh Ave, ARCADIA FL 34266.

1. An inspection on June 10, 2026, Code Officer visited your property located at 208 N Eleventh Ave, ARCADIA FL 34266 described and zoned as: CITY

DeSoto County Tax Parcel Number #31-37-25-0016-3060-0070 more particularly described by deed or instrument number #201714003906 of the Official Records of DeSoto County, Florida.

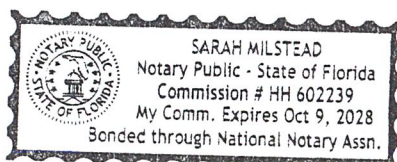
2. **The inspection resulted in the findings that the property is: Expired Building Permit (Development permit required).**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated June 11, 2026 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Contact the Desoto County Building department at (863) 993-4811 and renew your permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit. 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 1st day of July, 2026 Affiant is personally known to me.

Sarah Milstead
Notary Public



Code Enforcement Case: CE-26-0181

Entered on: 06/11/2026 09:19 AM

Printed on: 07/01/2026

Topic: Development without Permit

Status: Open - Turn in for SM

Due Date: 07/02/26

Assigned To: Jaycee Collins

Initiated by: Building Department

Area #: CITY

Hearing Date: 07/28/2026

Hearing Time: 11:00 am

SM Case No: 26-0181

Permit

Permit #:	Business name:	License #:
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Property Location

Occupant Name:

Address: 208 N Eleventh Ave , 34266

Phone:

Cell #:

APN : 31-37-25-0016-3060-0070

Owner Information

Owner Name: Hastings Chadrick

Address: 208 N Eleventh Ave

Arcadia, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Jaycee Collins	06/08/2026	1:37 pm	Request 6523-BUILDING DEPARTMENT (MIKE) - PERMIT EXIRED #MECR-16184-2023. {Mechanical (Residential) - Alteration, Remodel, Repair/REPLACE AC UNIT 2.5 TON 15 SEER 8 KW} LOCATION: {208 N 11TH AVE ARCADIA, FL 34266} DISTRICT: {CITY 1} AREA: {#R-1B} PARCEL ID: {#31-37-25-0016-3060-0070}
Inspection / Site Visit	Jaycee Collins	06/10/2026		went to site and took photos. permit is expired
Notice of Violation	Jaycee Collins	06/11/2026	9:34 am	> Inspection Time:10:41 am, Send to (Owner - Cert no=9589071052702678574910), Extra days(0)
Mail and Post Notice to Correct Violation	Jaycee Collins	06/17/2026	11:27 am	went to site and posted N2C
Return Receipt Received	Sarah Milstead	06/25/2026	1:28 pm	Green card received back into the office.
Case Notes	Jaycee Collins	06/29/2026	8:16 am	permit is still expired will set up for sm
Special Master Mandatory Hearing Case Submittal Checklist Template	Jaycee Collins	07/01/2026	8:23 am	Send to (Owner)
Submitted for Special Master Review and approval	Jaycee Collins	07/01/2026	9:09 am	Submitted to Jorge for review.
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	07/01/2026	2:31 pm	Process for July 28 special Master hearing
Affidavit of Violation	Jaycee Collins	07/01/2026	2:36 pm	> Instrument No:201714003906 ,
Notice of Mandatory Hearing	Jaycee Collins	07/01/2026	2:39 pm	Send to (Owner - Cert no=9589071052702678567608)

Violations

#	Violation Type	Due Date	Status	Closed Date
	LDR Sec. 20-1342 - Expired Building Permit (Development permit required)		Open	
1	Corrections Required:Contact the Desoto County Building department at (863) 993-4811 and renew your permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit			

Additional Addresses

Address Type:Complainant
Name:BUILDING DEPARTMENT (MIKE)
Address:201 E OAK ST SUITE #204
ARCADIA, FL 34266
Phone:(863) 993-4811 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	30	\$	4.50
SERVICE	Number of Certified letters	1	\$	10.44
LEGAL SERVICE	Number of Certified letters	1	\$	10.44
		TOTAL	\$	25.38

<u>x</u>	PROPERTY CARD
<u>x</u>	TAX RECORD
<u>x</u>	DEED

<u>6/22/2026</u>	N2C GREEN CARD RETURN DATE	Accepted	Rejected
	HEARING GREEN CARD RETURN DATE	<u>x</u>	

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 6/11/2026

Parcel << 31-37-25-0016-3060-0070 (16929) >>

Owner & Property Info

Result: 8 of 14

Owner	HASTINGS CHADRIK 208 N ELEVENTH AVE ARCADIA, FL 34266		
Site	208 N ELEVENTH AVE ARCADIA		
Description*	A W GILCHRIST EAST END ADD LOT 7 BLK 6 TIER 3 INST: 201714003906		
Area	0.265 AC	S/T/R	31-37-25
Use Code**	SINGLE FAMILY (0100)	Tax District	1
*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.			

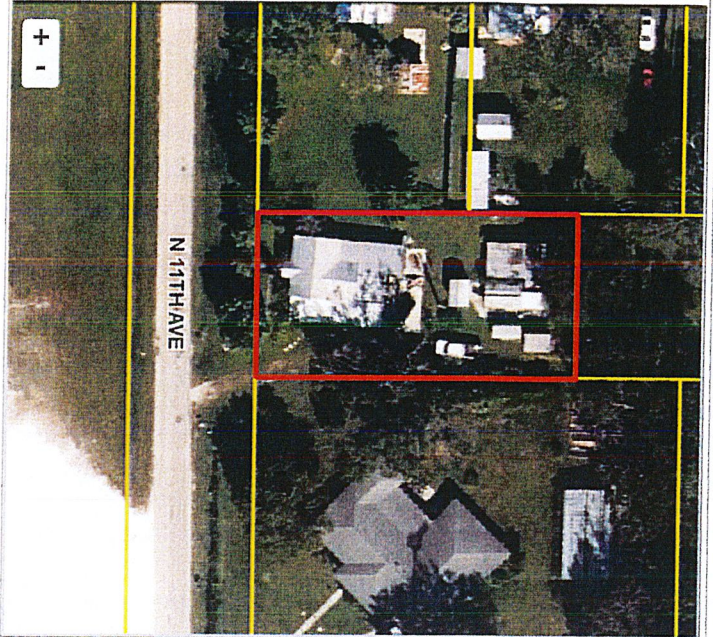
Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$9,000	Mkt Land	\$9,000
Ag Land	\$0	Ag Land	\$0
Building	\$111,223	Building	\$114,944
XFOB	\$6,441	XFOB	\$6,282
Just	\$126,664	Just	\$130,226
Class	\$0	Class	\$0
Appraised	\$126,664	Appraised	\$130,226
SOH/10% Cap	\$37,365	SOH/10% Cap	\$38,337
Assessed	\$89,299	Assessed	\$91,889
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$39,299 city:\$39,299 other:\$39,299 school:\$64,299	Total Taxable	county:\$41,167 city:\$41,167 other:\$41,167 school:\$66,889

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
7/27/2017	\$60,000	201714003906	WD	I	U	30
9/16/1993	\$0	319 / 595	WD	I	U	
3/24/1971	\$3,000	072 / 615	GD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1962	680	2342	\$113,119

*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
1992	SHED-FS	1980	\$96.00	48.00	8 x 6
1998	SHED-ES	1994	\$968.00	192.00	16 x 12
2003	SIDEWALK	1962	\$99.00	159.00	0 x 0
1450	FENCE WD	1998	\$451.00	136.00	0 x 0
0850	CONCR SLAB	1998	\$1,440.00	768.00	0 x 0
1999	SHED-UC	1998	\$432.00	240.00	0 x 0
1994	SHED-AS	2010	\$577.00	80.00	10 x 8
1994	SHED-AS	2010	\$693.00	96.00	12 x 8
1999	SHED-UC	1998	\$162.00	72.00	12 x 6
1987	SHED PO	2007	\$467.00	432.00	27 x 16
1993	SHED-A	2020	\$499.00	80.00	10 x 8

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	Zoning
0100	SFR (MKT)	1.000 UT (0.265 AC)	1.0000/1.0000 1.0000/ /	\$9,000 /UT	\$9,000	R-1B

* 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: 8 of 14

© 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: 6/11/2026 and may not reflect the data currently on file at our office.

A W GILCHRIST EAST END ADD
LOT 7 BLK 6 TIER 3
INST: 201714003906

HASTINGS CHADRICK
208 N ELEVENTH AVE
ARCADIA, FL 34266

2025

31-37-25-0016-3060-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	DESCRIPTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD									
Exterior Wall	26	AL SIDING 50	0100	01	1,196	122.0400	152.55	182,450	1962	1970	0	0	0	37.00	63.00	Tax Group: 1					Tax Dist:								
Exterior Wall	28	VIN SIDING 50	1 SINGLE FAM 100% - 2019												Heated Area: 680					HX Base Yr 2019									
Roof Structur	03	GABLE/HIP 100													BUILDING MARKET VALUE					114,944									
Roof Cover	12	METAL 100													TOTAL MARKET OB/XF VALUE					6,282									
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET					9,000									
Interior Floor	08	SHT VINYL 50													TOTAL MARKET VALUE					130,226									
Interior Floor	14	CARPET 50													SCHWAGL Deduction					38,337									
Air Condition	02	WINDOW 100													ASSESSED VALUE					91,889									
Heating Type	03	FORCED AIR 100													TOTAL EXEMPTION VALUE					50,722									
Bedrooms	2	100													BASE TAXABLE VALUE					41,167									
Bathrooms	1	100													TOTAL JUST VALUE					130,226									
Frame	02	WOOD FRAME 100													NCON VALUE					0									
Stories	1	100	INCOME VALUE					0																					
Architectural	01	. 100	PREVIOUS YEAR MKT VALUE					126,664																					
Units	0	100																											
Quality	03	AVERAGE																											
DOR CODE	0100SINGLE FAMILY																												
MAP NUM	400000.00 1.00/																												
NEIGHBORHOODLOC	400000.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	680	100	1993	680	65,352																								
FOP	24	25	1993	6	576																								
FST	100	55	1993	55	5,286																								
FST	240	55	1994	132	12,686																								
PTO	276	5	2003	14	1,346																								
PTO	392	5	2016	20	1,922																								
UEP	154	60	2008	92	8,842																								
UEP	168	60	2013	101	9,707																								
UEP	110	60	2021	66	6,343																								
UOP	198	15	2013	30	2,884																								
TOTALS	2,342			1,196	114,944																								
EXTRA FEATURES															208 N ELEVENTH AVE, ARCADIA														
L N	OBX CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBX MKT VALUE	NOTES													
1	1992	SHED-FS	0	100	8	6			48.00	SF	8.00	100	1980	1980	3	25	96												
2	1998	SHED-ES	0	100	16	12			192.00	SF	14.00	100	1994	1994	3	40	1,075												
3	2003	SIDEWALK	0	100	0	0			159.00	SF	2.50	100	1962	1962	3	25	99												
4	1450	FENCE WD	0	100	0	0			136.00	LF	13.25	100	1998	1998	3	25	451												
5	0850	CONCR SLAB	0	100	0	0			768.00	SF	2.50	100	1998	1998	3	79	1,517												
6	1999	SHED-UC	0	100	0	0			240.00	SF	4.00	100	1998	1998	3	52	499												
7	1994	SHED-AS	0	100	10	8			80.00	SF	9.25	100	2010	2010	3	83	614												
8	1994	SHED-AS	0	100	12	8			96.00	SF	9.25	100	2010	2010	3	83	737												
9	1999	SHED-UC	0	100	12	6			72.00	SF	5.00	100	1998	1998	3	52	187												
10	1987	SHED PO	0	100	27	16			432.00	SF	1.50	100	2021	2007	76		492												
TOTAL OB/XF															5,767														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH 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	100		R-1B	77.00	150.00	1.00	UT	1.00	1.00	1.00	9,000.00	9,000.00	9,000	PAVED RD 11550.												
REVIEW DATE 12/19/2024 BY AS Total Acres: 0.27 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 10/22/2025 BY SYS																													

HASTINGS CHADRICK
208 N ELEVENTH AVE
ARCADIA, FL 34266

2025

31-37-25-0016-3060-0070

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1432300 2025

R 31-37-25-0016-3060-0070

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$282.71
SCHOOL LRE	.0030330	\$202.87
SCHOOL DISC	.0022480	\$150.37
CITY OF ARCADIA	.0079000	\$325.22
SOUTHWEST WATER MGMT	.0001831	\$7.54
TOTAL AD-VALOREM:		\$968.71

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE RESCUE-ARCADIA	\$77.00
Asmt - SOLID WASTE	\$45.50
TOTAL NON-AD VALOREM:	\$122.50

COMBINED TAXES & ASMTS: \$1,091.21

DISCOUNT: \$0.00
UNPAID BALANCE: \$0.00

Exemptions: **HX HB**

Property Address:
208 N ELEVENTH AVE ARCADIA 34266

HASTINGS CHADRICK
208 N ELEVENTH AVE
ARCADIA , FL 34266

0.265 ACRES
A W GILCHRIST EAST END ADD
LOT 7 BLK 6 TIER 3
INST: 201714003906

FAIR MKT VALUE	\$130,226.00	DIST	1
ASSES	\$91,889.00	EXEMPT VALUE	\$50,722.00
TAXABLE VALUE	\$41,167.00		

**** PAID ****

Last Payment: 11/28/2025 Receipt Number: 602149

Amount Collected: \$1,047.56 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
313725001630600070 R		2025	\$968.71	\$122.50	11/28/2025	\$1,047.56	\$0.00
313725001630600070 R		2024	\$960.84	\$122.50	11/26/2024	\$1,040.01	\$0.00
313725001630600070 R		2023	\$916.54	\$122.50	11/29/2023	\$997.48	\$0.00
313725001630600070 R		2022	\$871.08	\$122.50	11/28/2022	\$953.84	\$0.00
313725001630600070 R		2021	\$870.47	\$122.50	11/21/2021	\$953.25	\$0.00
313725001630600070 R		2020	\$753.23	\$122.50	11/25/2020	\$840.70	\$0.00
313725001630600070 R		2019	\$741.06	\$122.50	3/11/2020	\$863.56	\$0.00
313725001630600070 R		2018	\$1,592.07	\$122.50	1/4/2019	\$1,680.28	\$0.00
313725001630600070 R		2017	\$395.55	\$122.50	3/19/2018	\$518.05	\$0.00
313725001630600070 R		2016	\$369.94	\$122.50	11/10/2016	\$472.74	\$0.00
313725001630600070 R		2015	\$371.93	\$122.50	11/9/2015	\$474.65	0.00
313725001630600070 R		2014	\$368.61	\$122.50	11/10/2014	\$471.47	0.00

Rec 1850 Doc 420.00



After Recording Return to:
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266

This Instrument Prepared by:
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Inst: 201714003906 Date: 8/3/2017 Time: 10:22 AM
Doc Stamp-Deed: 420.00
DC, Nadia K. Daughtrey, Desoto County Page 1 of 2

Property Appraisers Parcel I.D. (Folio) Number(s):
31-37-25-0016-3060-0070
File No.: 2017-27195

WARRANTY DEED

This Warranty Deed, Made the 27 day of July, 2017, by Fred S. Azure and Betty J. Azure, as husband and wife, whose post office address is: P.O. Box 2, Froid, MT 59226, hereinafter called the "Grantor", to Chadrick Hastings, whose post office address is: 208 North Eleventh Avenue, Arcadia, FL 34266, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)** 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, Florida**, to wit:

LOT 7, BLOCK 6, TIER 3, A.W. GILCHRIST'S EAST END ADDITION, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida, in Plat Book 1, Page 27 and in Plat Book C-5, Page 48.

The property is the homestead of the Grantor(s).

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; that the Grantor hereby fully 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 2016, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

#1 Witness Signature: Marilyn Olson X Fred S. Azure
Printed Name: Marilyn Olson Fred S. Azure

#2 Witness Signature: Betty J. Azure X Betty J. Azure
Printed Name: Betty J. Azure Betty J. Azure

#1 Witness Signature: Marilyn Olson
Printed Name: Marilyn Olson

#2 Witness Signature: Betty J. Azure
Printed Name: Betty J. Azure

State of Montana
County of Reserve

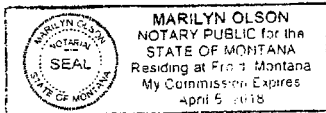
The foregoing instrument was acknowledged before me this 27 day of July, 2017 by Fred S. Azure and Betty J. Azure, as husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.

→ Marilyn Olson

Notary Public Signature

Printed Name: _____

My Commission Expires: _____
(SEAL)



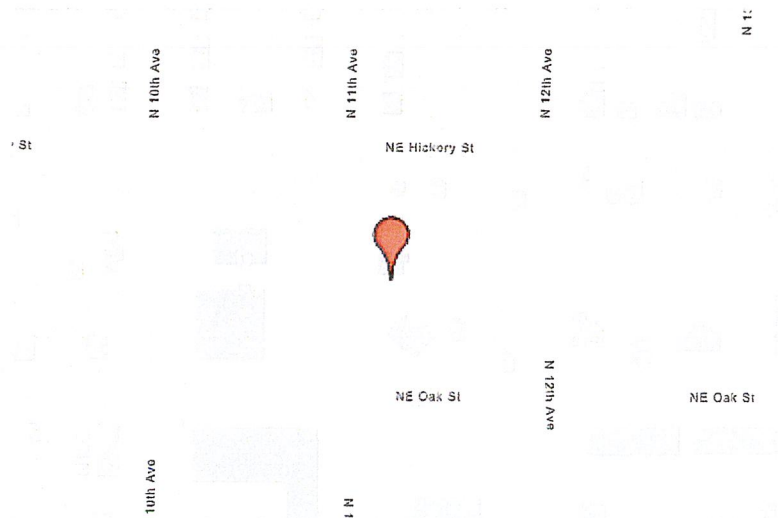
Customer Information

Name: BUILDING DEPARTMENT
(MIKE)
Address: 201 E OAK ST SUITE #204
ARCADIA, FL 34266

Phone: (863) 993-4811
Alt. Phone:
Email:

Request Classification

Topic: Expired Building Permit
Status: Closed
Assigned to: Jaycee Collins
Property Address: 208 11th Ave,
Arcadia, FL 34266,
USA
Request type: Complaint
Priority: Normal
Entered Via: Phone



Time of Day:
Property APN: 31-37-25-0016-3060-0070
Property APN:
Retention Disposition Date
Date File Scanned into DocuShare:

Description

PERMIT EXIRED #MECR-16184-2023. {Mechanical (Residential) - Alteration, Remodel, Repair/REPLACE AC UNIT 2.5 TON 15 SEER 8 KW}

LOCATION: {208 N 11TH AVE ARCADIA, FL 34266}
DISTRICT: {CITY 1}
AREA: {#R-1B}
PARCEL ID: {#31-37-25-0016-3060-0070}

Reason Closed

permit #MECR-16184-2023 is expired. CE-26-0181

Date Expect Closed: 06/08/2026

Date Closed: 06/11/2026 09:22 AM **By:** Jaycee Collins

Enter Field Notes Below

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HASTINGS CHADRICK
208 N ELEVENTH AVE
ARCADIA, FL 34266



9590 9402 9567 5121 7517 71

2. Article Number (Transfer from service label)

9589 0710 5270 2678 5749 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Addressee

B. Received by (Printed Name)

Chad Hastings

C. Date of Delivery

6.22.20

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(00)

☐ Priority Mail Express®

☐

☐ Registered

Delivery

☒ Signature Confirmation™

☐ Signature Confirmation
Restricted Delivery

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

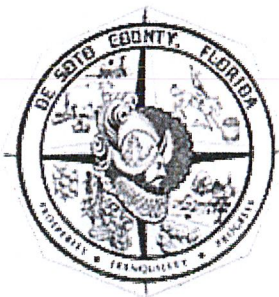
Domestic Return Receipt

9589 0710 5270 2678 5749 10

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 4.40
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.74
Total Postage and Fees	\$ 10.44
HASTINGS CHADRICK	
208 N ELEVENTH AVE	
ARCADIA, FL 34266	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



XC
26-0181



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

Hastings Chadrick
208 N Eleventh Ave
Arcadia, FL 34266

RE: 208 N Eleventh Ave
PIN #: 31-37-25-0016-3060-0070
Case No: CE-26-0181

Date: June 11, 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):

LDR Sec. 20-1342 Expired Building Permit (Development permit required): It has been reported that an building permit has expied without having been completed and inspected by the County.

Facts constituting violation (including date, time, and place of violation): On **June 10, 2026** at **10:41 am**, the property located at **208 N Eleventh Ave** was visited and revealed the following:

Permit #MECR-16184-2023 is expired. This permit is for {Mechanical (Residential) - Alteration, Remodel, Repair/REPLACE AC UNIT 2.5 TON 15 SEER 8 KW}. Please contact the building department to renew and finalize this permit.

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

Contact the Desoto County Building department at (863) 993-4811 and renew your permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit **Due by: June 23, 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.

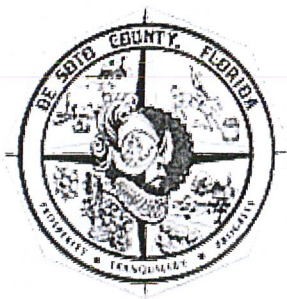
If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violation.

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: 9589071052702678574910



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 06/16/2026 @ 11:27 am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Hastings Chadrick
208 N Eleventh Ave
Arcadia, FL 34266

at the following location(s): 208 N Eleventh Ave

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

DATE: June 11, 2026

affiant Jaycee Collins

Sworn to and subscribed before me this 17th day of June, 2026 by
Jaycee Collins who is personally known OR Produced Identification

Sarah Milstead
Notary Public





06/29/2026 10:41

JAYCEECOLLINS
208 N 11TH AVE



06/10/2026 10:41

JAYCEE COLLINS
208 11TH AVE



Project Name:

Status: Expired

Type: Mechanical (Residential) - Alteration, Remodel, Repair

Applied Date: 05/11/2023 Issue Date: 05/11/2023

District: City of Arcadia Expire Date: 11/07/2023

Finalized Date:

Description: REPLACE AC UNIT 2.5 TON 15 SEER 8 KW

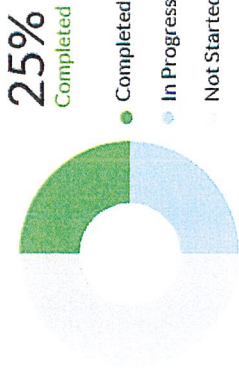
Summary

Locations Fees Inspections Attachments Contacts Sub-Records Holds

Progress

Workflow

Available Actions



- ☒ Issue Permit - Passed : 05/11/2023
- ☒ Final Mechanical - Requested
- ☐ Mechanical Underground -
- ☐ Mechanical Rough -

**AMENDMENT TO
INTERLOCAL AGREEMENT
BETWEEN
THE CITY OF ARCADIA
AND
DESOTO COUNTY
FOR
BUILDING OFFICIAL PROGRAM**

THIS AMENDMENT TO THE INTERLOCAL AGREEMENT (hereinafter referred to as the "Amendment") is entered into by and between the **CITY OF ARCADIA**, a municipal corporation organized and existing under the laws of the State of Florida (hereinafter referred to as the "City") and **DESOTO COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as the "County") (hereinafter the City and the County collectively referred to as the "Parties").

RECITALS

WHEREAS, the County and the City have common home rule powers to enforce building codes, contractor licensing and related ordinances; and

WHEREAS, the City, by Ordinance, is required to designate a "Building Official"; and

WHEREAS, by Interlocal Agreement dated August 2, 2011, recorded as Instrument No. 201114016244 in the Official Records of DeSoto County (hereinafter referred to as the "Interlocal Agreement"), the City has designated the County's Building Official as the Building Official for the City; and

WHEREAS, the City wants to expand the services provided to the City by the County's Building Official to include enforcement of expired permit violations within the incorporated City limits; and

WHEREAS, the County agrees to provide these additional services under the terms and conditions set forth herein; and

WHEREAS, this Agreement is authorized under Section 163.01, Florida Statutes; and

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual undertakings and covenants contained herein and assumed, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the City and County agree as follows:

Section 1. Sections 2 and 3 of the Interlocal Agreement are amended to read as follows:

Section 2 – PERMITTING –

(a) The Building Official is authorized to receive applications for building and construction permits throughout the incorporated and unincorporated areas of DeSoto County, and to determine permit compliance with applicable City and County ordinances and codes. City building and construction ordinances shall apply in the incorporated areas, and the County's building and construction ordinances shall apply in the unincorporated areas of DeSoto County. If in the opinion of the Building Official, a provision of the City building or construction ordinance is not in compliance with the Florida Building Code, then the Building Official shall utilize the applicable County ordinance, or refer matters relating thereto to the City for disposition and handling. This may include citations issued under the County's Demolition of Dilapidated Structures ordinance. However, the City shall be responsible for enforcement of citations issued under the County's Demolition of Dilapidated Structures ordinance for structures within the incorporated City limits.

(b) The Building Official shall assist the City as necessary and upon request to enforce City ordinances concerning nuisances.

(c) Shed and sign applications in the incorporated areas requiring structural and/or electrical permitting, and demolition permits in incorporated areas shall be handled by the Building Official in accordance with County permitting and enforcement requirements.

(d) The Building Official shall be responsible for enforcing expired permit violations for the City within its incorporated areas and for the County within its unincorporated areas in accordance with the County's special master hearing process.

Section 3 – FUNDING –

(a) Funding for the services of the Building Official on behalf of the City under this Agreement shall be from building permit fees, plan review fees, contractor licensing fees, and fees, penalties and award of costs derived from related enforcement actions, including expired permit violations, handled by the Building Official. Building permit fees shall be waived for City owned projects which are 100% City funded. Any fees collected by the Building Official under this Agreement are separate from fees collected by the City. The Building Official shall deposit and remit to the County all fees collected under this Agreement.

(b) The County may revise and amend its fee schedule on an annual or more frequent basis. However, if the City Council objects to the imposition of any new or increased fees on any permit issued or to be issued by the City, the City may immediately

terminate this Agreement. Unless the City Council provides notice of termination, new or increased fees adopted by the County shall apply to permit issued or to be issued in the City under this Agreement.

Section 2 – The Interlocal Agreement remains in effect in accordance with its terms, except as specifically amended herein.

IN WITNESS WHEREOF, the Parties hereto have caused their respective representatives to execute this instrument on their behalf, on the dates set forth below.

CITY OF ARCADIA, FLORIDA

By: *Alice Frierson*
Alice Frierson, Mayor

Dated: November 6, 2014

ATTEST:

Penny Delaney
City Clerk

Approved as to Form and Correctness:

Thomas J. Wohl
Thomas J. Wohl, City Attorney

DESOTO COUNTY, FLORIDA

By Elton A. Langford
Elton A. Langford, Chairman

Dated: Nov 10, 2014

ATTEST:

Mandy J. Hines
Mandy J. Hines, County Administrator

Approved as to Form and Correctness:

Donald D. Conn
Donald D. Conn, County Attorney

July 10, 2011

Inst: 201114016244 Date: 8/26/2011 Time: 2:33 PM
KM DC, Mitzie McGavie, Desoto County Page 1 of 6

INTERLOCAL AGREEMENT

BETWEEN

THE CITY OF ARCADIA

AND

DESOTO COUNTY

FOR

BUILDING OFFICIAL PROGRAM

ORIGINAL

**INTERLOCAL AGREEMENT
BETWEEN
THE CITY OF ARCADIA
AND
DESOTO COUNTY
FOR
BUILDING OFFICIAL PROGRAM**

THIS INTERLOCAL AGREEMENT (hereinafter referred to as the "Agreement") is entered into by and between the **CITY OF ARCADIA**, a municipal corporation organized and existing under the laws of the State of Florida (hereinafter referred to as the "City") and **DESOTO COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as the "County") (hereinafter the City and the County collectively referred to as the "Parties").

RECITALS

WHEREAS, the County and the City have common home rule powers to enforce building codes, contractor licensing and related ordinances; and

WHEREAS, the City, by Ordinance, is required to designate a "Building Official"; and

WHEREAS, the City desires to enter into this Agreement with the County for said services and for the designation of the County's Building Official as the Building Official for the City; and

WHEREAS, the County agrees to provide these services under the terms and conditions set forth herein; and

WHEREAS, this Agreement is authorized under Section 163.01, Florida Statutes; and

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual undertakings and covenants contained herein and assumed, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the City and County agree as follows:

Section 1 – BUILDING OFFICIAL – The County and the City agree that the DeSoto County "Building Official" will be the designated "Building Official" for the City with all of the rights, duties and responsibilities conferred by ordinance and codes of the City. Nothing in this Agreement affects the Building Official's rights, duties and responsibilities under County ordinances and codes, or Chapter 468, Part XII, and Chapter 553, Florida Statutes.

Section 2 – PERMITTING –

(a) The Building Official is authorized to receive applications for building and construction permits throughout the incorporated and unincorporated areas of DeSoto County, and to determine permit compliance with applicable City and County ordinances and codes. City building and construction ordinances shall apply in the incorporated areas, and the County's building and construction ordinances shall apply in the unincorporated areas of DeSoto County. If in the opinion of the Building Official, a provision of the City building or construction ordinance is not in compliance with the Florida Building Code, then the Building Official shall utilize the applicable County ordinance, or refer matters relating thereto to the City for disposition and handling. This may include citations issued under the County's Demolition of Dilapidated Structures ordinance. However, the City shall be responsible for enforcement of citations issued under the County's Demolition of Dilapidated Structures ordinance for structures within the incorporated City limits.

(b) The Building Official shall assist the City as necessary and upon request to enforce City ordinances concerning nuisances.

(c) Shed and sign applications in the incorporated areas requiring structural and/or electrical permitting, and demolition permits in incorporated areas shall be handled by the Building Official in accordance with County permitting and enforcement requirements.

Section 3 – FUNDING –

(a) Funding for the services of the Building Official on behalf of the City under this Agreement shall be from building permit fees, plan review fees, contractor licensing fees and fees derived from related enforcement actions handled by the Building Official. Building permit fees shall be waived for City owned projects which are 100% City funded. Any fees collected by the Building Official under this Agreement are separate from fees collected by the City. The Building Official shall deposit and remit to the County all fees collected under this Agreement.

(b) The County may revise and amend its fee schedule on an annual or more frequent basis. However, if the City Council objects to the imposition of any new or increased fees on any permit issued or to be issued in the City, the City may immediately terminate this Agreement. Unless the City Council provides notice of termination, new or increased fees adopted by the County shall apply to permits issued or to be issued in the City under this Agreement.

Section 4 – TERM – The term of this Agreement shall be for a period of five (5) years, commencing on the date the last Party executes this Agreement, as shown below. Thereafter, it shall automatically renew for successive one (1) year periods. With the exception of immediate termination under the provisions of Section 3(b) hereof, either Party may terminate this Agreement at any time by providing ninety (90) days written notice to the other Party.

Section 5 – HOLD HARMLESS – Each Party to this Agreement shall hold the other harmless for actions taken by the Building Official under the terms of this Agreement.

Section 6 – SEVERABILITY – The provisions of this Agreement are not severable, and if any

provision of this Agreement is held to be unconstitutional or invalid for any reason by a court of competent jurisdiction, this Agreement shall be deemed to be null and void and of no further effect on the Parties.

Section 7 – NOTICE - All notices required hereunder shall be deemed properly delivered when and if personally delivered, or if sent by (a) telegram, (b) telecopy, (c) Federal Express (or a comparable express delivery system), or (d) mailed by registered or certified mail, return receipt requested, postage prepaid, to the Parties as set forth below (notices being deemed given when so deposited in the U.S. Mail):

As to the City: City Administrator
 City of Arcadia
 121 W. Hickory Street
 Arcadia, Florida 34266

As to the County County Administrator
 DeSoto County
 201 E. Oak Street, Ste. 201
 Arcadia, Florida 34266

The Parties hereto may change the person or persons to whom notice is to be delivered by giving notice to the other Party in the manner provided in this Section.

Section 8 – RECORDING - In accordance with Chapter 163.01, the County shall cause this fully executed Agreement to be recorded, at its sole expense, in the Public Records of Desoto County.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Parties hereto have caused their respective representatives to execute this instrument on their behalf, on the dates set forth below.

CITY OF ARCADIA, FLORIDA

By: Keith Kennedy Robert Hume
Mayor

Dated: 8/2/11

ATTEST:

Debra Lawrence
City Administrator and Clerk

Approved as to Form and Correctness:

William
City Attorney

DESOTO COUNTY, FLORIDA

By

Ronald P. Nease
Chairman

Dated:

8/2/11

ATTEST:

C. S. May Jr.
County Administrator

Approved as to Form and Correctness:

Ronald P. Nease
County Attorney