

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. CE-SM CE 2024-047 & 24-0434

BAUTISTA ERIC

Respondents,

_____ /

NOTICE OF HEARING ON LIEN RELEASE PETITION
UNDER RESOLUTION 2007-15

TO: BAUTISTA ERIC
8225 BLAIKIE CT
SARASOTA, FL 34240

Your petition for release or reduction of lien has been set for hearing before the DeSoto County Special Magistrate to commence as follows:

DATE: 07/28/2026
TIME: 11:00 am
PLACE: Room 103, First Floor, DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266. (BOARD HEARING ROOM)

Please bring all materials and any documents that you may need to support your request to the hearing. All the rules you received when you filed your petition apply. If you have not retained a copy, please obtain a copy the business day before the hearing.

I HEREBY CERTIFY that a copy of the foregoing notice was mailed to the above addressee this _____ day of _____, _____.

Certified Mailer #9589071052703540792760

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Phone (863) 993-4800

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

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

Officers Name Sharon Gray For Special Master Hearing on: 7/28/2026
Reviewed by: [Signature] Date: 7/7/26

Code Enforcement Case: CE-24-0434

Entered on: 04/22/2024 00:00

Printed on: 07/07/2026

Topic: Expired Building permit within City limits

Status: Open - SM Order Pending

Due Date: 07/07/26

Assigned To: Sharon Gray

Initiated by: Building Department

Area #: CITY

Hearing Date: 05/26/2026

Hearing Time: 10:00 am

SM Case No: CE 2024-047

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 207 S ROGER AVE , 34266

Phone:

Cell #:

APN : 31-37-25-0224-00T0-0040

Owner Information

Owner Name: BAUTISTA ERIC

Address: 8225 BLAIKIE CT

SARASOTA, FL 34240

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	04/22/2024	11:04 am	Request 4134- Building Department(Alison) - Permit Expired #BLDR-16249-2023.
Notice of Violation	Sharon Gray	05/17/2024	1:31 pm	> Inspection Time:1:27 pm, Send to (Owner - Cert no=9589071052701588385388), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	05/17/2024	2:09 pm	Posted and mailed notice to correct photos taken.
Return Receipt Received	Sharon Gray	05/22/2024		Received signed green card.
Case Notes	Sharon Gray	06/18/2024		Permit Number BLDR-16249-2023 Applied Date 05/15/2023Type Building (Residential) - RoofIssued Date 05/19/2023Project NameExpiration Date 02/15/2024Status ExpiredFinalized DateMain Parcel 253731022400T00040Address 207 S ROGER AVE AVE ARCADIA FL
Case Notes	Sharon Gray	06/18/2024		Set up for Special Masters
E-mail Correspondence	Sharon Gray	06/18/2024	3:26 pm	Juana, What is the status of permit# BLDR-13144-2023 for 406 East Magnolia St? Has anyone contacted you in regards to this permit? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	06/18/2024	3:39 pm	Good afternoon, The permit above is still in expired status. There is no activity notes that state that someone has contacted the Building

Department in regards to extending the permit. The last note we have is from send the Expired Permit letter to the property owner.

Sincerely,

Juana Sanchez
Permit Technician – Building Department
Turn in for Special Masters Hearing.

Turn in for Special Master Hearing	Sharon Gray	06/19/2024		
Submitted for Special Master Review and approval	Sharon Gray	06/19/2024	1:25 pm	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	06/19/2024	1:27 pm	Okay to turn in for next Special Master Hearing
Mail and Post Notice of Hearing and Violation	Sharon Gray	07/02/2024	12:24 pm	Posted notice of hearing photos taken.
E-mail Correspondence	Sharon Gray	07/15/2024	8:09 am	Emailed Juana to check on the status:
E-mail Correspondence	Sharon Gray	07/15/2024	8:13 am	Juana's response: Good morning,

The permit above is still in expired status. No activities are shown for this permit.

Sincerely,

Juana Sanchez
Permit Technician – Building Department

Inspection / Site Visit	Sharon Gray	07/15/2024	8:29 am	Site visit photos taken in violation.
Special Master Hearing	Sharon Gray	07/16/2024	10:00 am	Special Master Hearing respondent present and found in violation and ordered to correct within 60 days of the order. Two year cease & desist and a non-compliance fine of up to \$250.00 per day, per violation. Case cost in the amount of \$ 21.69 to be paid in 30 days of the order.
Speical Master Facts and Findings received and filed	Sharon Gray	08/05/2024		Received signed orders
Case Notes	Sharon Gray	10/15/2024		Per the public information page: Permit Number BLDR-16249-2023 Applied Date 05/15/2023 Type Building (Residential) - Roof Issued Date 05/19/2023 Project Name Expiration Date 01/18/2025 Status Issued Finalized Date Main Parcel 253731022400T00040 Address 207 S ROGER AVE ARCADIA FL
Case Notes	Sharon Gray	01/21/2025		Permit Number BLDR-16249-2023 Applied Date 05/15/2023 Type Building (Residential) - Roof Issued Date 05/19/2023 Project Name Expiration Date 04/18/2025 Status Issued Finalized Date Main Parcel 253731022400T00040 Address 207 S ROGER AVE ARCADIA FL
Case Notes	Sharon Gray	01/21/2025		Mailed out case cost reminder sheet.
Case Cost Paid in Full	Sarah Milstead	03/13/2025	8:30 am	Paid in full, with a check of the amount of \$21.49.
Inspection	Sharon Gray	04/24/2025	2:18 pm	Permit Number BLDR-16249-2023 Applied Date 05/15/2023 Type Building (Residential) - Roof Issued Date 05/19/2023 Project Name Expiration Date 07/17/2025 Status Issued Finalized Date Main Parcel 253731022400T00040 Address 207 S ROGER AVE ARCADIA FL

Case Notes	Sharon Gray	07/17/2025	Permit Number BLDR-16249-2023Applied Date 05/15/2023Type Building (Residential) - RoofIssued Date 05/19/2023Project NameExpiration Date 01/05/2026Status IssuedFinalized DateMain Parcel 253731022400T00040Address 207 S ROGER AVE ARCADIA FL
Inspection / Site Visit	Sharon Gray	01/21/2026 9:47 am	Site visit photos taken the roof doesn't appear to have been redone. The mailing address on the property card hasn't changed. He stated at the hearing that his address is 21450 Beatrix Blvd., Apt 1023, Port Charlotte, FL
Case Notes	Sharon Gray	01/21/2026 1:39 pm	I pulled the Special Masters minutes from July 16, 2024 Eric Bautista stated that he had never received the notices due to moving recently before the hearing and that he only knew cause the contractor contacted him. He did request additional time because his mother is sick and for financial reasons. Please see attachments for a copy of the minutes.
Case Notes	Sharon Gray	01/21/2026 1:44 pm	Permit Number BLDR-16249-2023Applied Date 05/15/2023Type Building (Residential) - RoofIssued Date 05/19/2023Project NameExpiration Date 01/05/2026Status ExpiredFinalized DateMain Parcel 253731022400T00040Address 207 S ROGER AVE ARCADIA FL
E-mail Correspondence	Sharon Gray	01/21/2026 2:02 pm	Alison & Lester, I have attached photos from today's site visit of what the roof looks like today. Below you will see photos from the Property Appraisers taken before the hearing on July 16, 2024 and one taken after the hearing. Lester by looking at the photos can you determine if any work has been done to the roof. Alison have you heard anything from the owner Eric Bautista or from Gopher Roofing to renew the permit. Best Regards, Sharon
E-mail Correspondence	Sharon Gray	01/22/2026 11:02 am	I cant but I can go by there.
E-mail Correspondence	Sharon Gray	01/23/2026 1:40 pm	There has been no contact to renew the permit. Regards, Alison M. Shuman Permit Technician Supervisor
Case Notes	Sharon Gray	04/07/2026 1:53 pm	Permit Number BLDR-16249-2023Applied Date 05/15/2023Type Building (Residential) - RoofIssued Date 05/19/2023Project NameExpiration Date 01/05/2026Status ExpiredFinalized DateMain Parcel 253731022400T00040Address 207 S ROGER AVE ARCADIA FL
E-mail Correspondence	Sharon Gray	04/07/2026 2:15 pm	Alison, Checking on the status of permit# BLDR-16249-2023?

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer

E-mail Correspondence	Sharon Gray	04/07/2026 2:47 pm	The subject permit remains expired since 1/5/2026.
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Regards,

Alison M. Shuman
Permit Technician Supervisor

Special Master Mandatory Imposition of Lien Hearing Checklist	Sharon Gray	04/07/2026 4:26 pm	Send to (Owner)
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E-mail Correspondence	Sharon Gray	05/05/2026 8:03 am	Alison, I am checking on the status of permit # BLDR-16249-2023.
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Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer

Special Master Mandatory Imposition of Lien Hearing Checklist	Sharon Gray	05/05/2026 8:04 am	Send to (Owner)
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Inspection / Site Visit	Sharon Gray	05/05/2026 8:58 am	Site visit photos taken
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Affidavit of Non Compliance for Lien Hearing	Sharon Gray	05/05/2026 10:21 am	Send to (Owner)
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Turned in for Lien Hearing	Sharon Gray	05/05/2026 10:49 am	Turn in for lien hearing
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Submitted for Special Master Review and approval	Sharon Gray	05/05/2026 10:51 am	
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Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	05/05/2026 3:34 pm	Please prepare a Notice of Mandatory Imposition of Lien Hearing and Proof of Posting for May 26, 2026, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
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Notice of Mandatory Imposition of Lien Hearing	Sharon Gray	05/05/2026 3:43 pm	Send to (Owner - Cert no=9589071052703540795310)
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Submitted for entry into Legistar	Sharon Gray	05/06/2026 9:00 am	
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Entered into Legistar for Hearing Agenda	Jill Kersey	05/06/2026 9:56 am	
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Mail and Post Notice of Lien Hearing	Sharon Gray	05/07/2026 10:00 am	Posted and mailed notice of lien hearing photos taken
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Proof of Posting	Sharon Gray	05/07/2026 3:41 pm	Send to (Owner - Cert no=9589071052703540795310)
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Inspection / Site Visit	Sharon Gray	05/13/2026 10:28 am	Site visit photos taken in violation
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Inspection / Site Visit	Sharon Gray	05/18/2026 9:45 am	Site visit photos taken
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Inspection / Site Visit	Sharon Gray	05/21/2026 9:32 am	Site visit photos taken
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Case Notes	Sharon Gray	05/21/2026 9:57 am	Permit Number BLDR-16249-2023 Applied Date 05/15/2023 Type Building (Residential) - Roof Issued Date 05/19/2023 Project Name Expiration Date 01/05/2026 Status Expired Finalized Date Main Parcel 253731022400T00040 Address 207 S ROGER AVE ARCADIA FL
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E-mail Correspondence	Sharon Gray	05/21/2026 9:59 am	Alison,
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I am checking on the status of permit# BLDR-16249-2023 to see if it has been renewed. It is on the docket for Special Masters on May 26th.

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer

E-mail Correspondence	Sharon Gray	05/21/2026 11:29 am	The subject referenced permit is still in expired status.
Regards, Alison M. Shuman Permit Technician Supervisor			
Imposition of Lien Affidavit of Testimony	Sharon Gray	05/21/2026 1:06 pm	
Lien Hearing	Sharon Gray	05/26/2026 10:00 am	Special Masters Lien Hearing: Respondent was present, found in violation, Lien set at \$13,600.00 plus current case cost in the amount of \$20.94 for a total Lien amount of \$13,620.94 to be corrected/recorded within 30 days of the Order. Any future violations with get a \$250.00 fine.
Lien Reduction Request Received	Sharon Gray	05/26/2026 12:12 pm	Lien reduction application received. He has requested the permit to be canceled and is going to get a demolition permit to demolish the home.
Case Notes	Sharon Gray	05/26/2026 1:11 pm	Permit Number BLDR-16249-2023Applied Date 05/15/2023Type Building (Residential) - RoofIssued Date 05/19/2023Project NameExpiration DateStatus VoidFinalized DateMain Parcel 253731022400T00040Address 207 S ROGER AVE ARCADIA FL
Special Master Facts and Findings	Sarah Milstead	06/03/2026 2:00 pm	The Order was signed on June 2,2026. They have 30 days to comply. The Order was sent to BAUTISTA ERIC @8225 BLAIKIE CT SARASOTA, FL 34240 (mailing #9589-0710-5270-3541-4378-99). This was sent out on June 4, 2026.
Return Receipt Received	Sharon Gray	06/11/2026	Received signed green card for the orders
Lien Recorded	Sharon Gray	07/02/2026 11:08 am	Lien was recorded
Submitted for Special Master Review and approval	Sharon Gray	07/07/2026 1:42 pm	Submit for review of lien reduction hearing

<i>Violations</i>			
#	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		

<i>Additional Addresses</i>	
Address Type:Complainant	Name:Building Department(Alison)
Address:201 East oak St., Suite 204	Arcadia, FL 34266
Phone: Cell #:	

<i>Fees</i>				
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	07/16/2024	21.49		

Case Cost - Paid in Full	03/18/2025	21.49	CHECK #1148 PAID \$21.49 ON 3/13/2025
Special Masters Hearing Case Cost	06/04/2026	20.94	
Lien Hearing SM fee	06/04/2026	13600.00	
		13,642.43	21.49

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

ESOTO COUNTY BOCC
63-993-4800

EC#: 00241000 3/18/2025 8:21 AM
PER: SM TERM: 040
EF#: 1148

RAN: 1000 CODE ENF CASE COST
CE 14 BAUTISTA, E
207 S ROGER AVE
001-00003540010000
CODE ENFORCEMENT FI 21.49CR

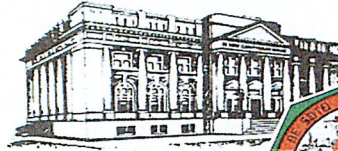
TENDERED: 21.49 CHECK
APPLIED: 21.49-

CHANGE: 0.00

County Development Department Code Enforcement Office

Phone: (863) 491-6165

Fax: (863) 491-6163



Enforcement Case Cost Statement

Property Owner: Bautista
Property Address: 207 S Roger Ave
Date of Special Master Hearing: 16-Jul-24

Date	Officer Sending Reminder	Description	Amount Due
21-Jan-25	S.Gray	Past Due/Reminder CE2024-047	\$21.49
			\$21.49

Reminder: Payment can be made at the County Development Department or

by mail (please include the case number on your check or money order)

**If not paid the case will be turned over to our legal
department for further action.**

REMITTANCE

Case #: CE 2024-047

Date: 3-1-25

Amount Due: \$21.49

Amount Enclosed: 21.49

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY, a political subdivision
of the State of Florida

Inst: 202614004507 Date: 07/02/2026 Time: 10:50AM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: JW
Deputy Clerk

Petitioner/Lien holder,
vs.

CASE Number:
SM/CE 24-047 & 24-0434

BAUTISTA, ERIC
Respondent(s). _____ /

LIEN ORDER

THIS CAUSE came on for hearing on May 26, 2026, before ROBERT H. BERTSSON ESQUIRE, Special Master, upon notice and the previous Order in this matter directing that a compliance hearing be set, alleging that the Respondent has failed to comply with the Special Master's Orders entered August 2, 2024. Respondent was present at the hearing. Pursuant to Section 162.09(1), Florida Statutes, and upon consideration of all matters presented and the file and the record hereof, the Special Master finds that Respondent failed to timely and properly correct the violation at the following contiguous real property in DeSoto County, Florida wit:

207 S ROGER AVE, ARCADIA, FL, 34266/Parcel # 31-37-25-0224-00T0-0040 /Instrument No. 202314003968

as described by deed or instrument indicated above, recorded in the Official Records of DeSoto County, Florida, as ordered by the previous Special Master's order.

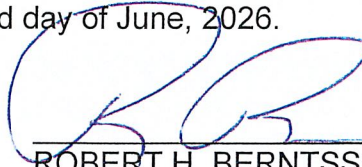
IT IS THEREFORE ORDERED that the fine for non-compliance prior Special Master Order is fixed at \$100.00 per day for the single violation at 136 days of violation which equals a fine of \$13,600.00. Respondent shall also pay current case cost of \$20.94. Respondent shall pay to Petitioner, DESOTO COUNTY, the total amount of \$13,620.94, representing assessed fines and case costs within thirty (30) days of the date of this Order.

IT IS FURTHER ORDERED that unless the Respondents pay the fine/penalty and case cost imposed herein within thirty (30) days of this Order, the fine/penalty and case costs imposed herein shall constitute a lien against the subject property described above and all real and personal property owned by the Respondents in DeSoto County, Florida, pursuant to Section 162.093, Florida Statutes, DeSoto County Land Development Regulations Section 20-1584 and DeSoto County Resolution 2002-11. The unpaid sums constituting a lien shall further bear interest at the current legal rate until paid in full.

The Clerk is directed to record a certified true copy of this Order in the Official Records of DeSoto County, Florida.

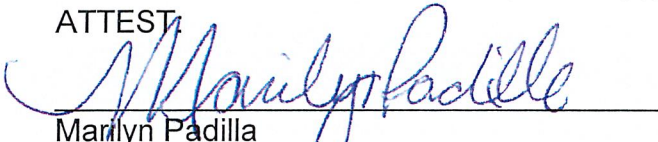
IT IS FINALLY ORDERED that the Respondents shall cease and desist from all violation found in prior Special Master Orders for a period of two (2) years. Continued failure to comply with prior Special Master Orders shall result in additional fines of up to \$500.00 per day of each day of continued violation.

DONE AND ORDERED this 2nd day of June, 2026.



ROBERT H. BERNTSSON, Esquire
Special Master of DeSoto County, Florida
Florida Bar No. 0804400

ATTEST:


Marilyn Padilla
Transcribing Secretary

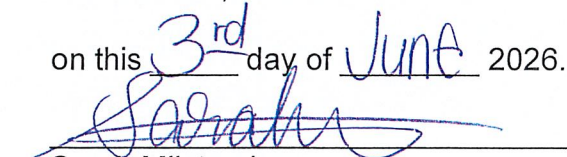
Copies to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201, Arcadia Florida 34266 and

Respondent:

BAUTISTA, ERIC
8225 BLAIKIE CT
SARASOTA, FL 34240

on this 3rd day of June 2026.


Sarah Milstead
Administrative Assistant

I certify this document to be
a true and correct copy of the
original on file in the office
of County Commissioners
DeSoto County, Florida

DATED: 7/1/26

BY: 

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 6/18/2026

Parcel: << 31-37-25-0224-00T0-0040 (17512) >>

Owner & Property Info

Result: 1 of 9

Owner	BAUTISTA ERIC 8225 BLAIKIE CT SARASOTA, FL 34240		
Site	207 S ROGER AVE, ARCADIA		
Description*	MILLS ADD TO ARCADIA LOTS 4 & 5 BLK T DB275/182 OR 310/292 INST:202314003968		
Area	0.344 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.

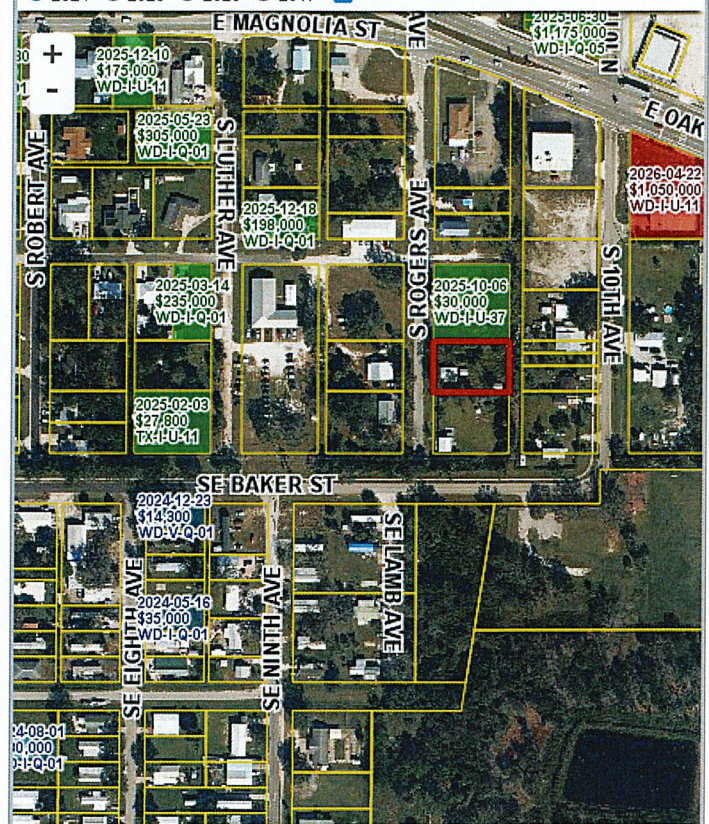
Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$10,000	Mkt Land	\$10,000
Ag Land	\$0	Ag Land	\$0
Building	\$32,787	Building	\$34,152
XFOB	\$3,660	XFOB	\$3,509
Just	\$46,447	Just	\$47,661
Class	\$0	Class	\$0
Appraised	\$46,447	Appraised	\$47,661
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$46,447	Assessed	\$47,661
Exempt	\$0	Exempt	\$0
Total	county:\$46,447 city:\$46,447	Total	county:\$47,661 city:\$47,661
Taxable	other:\$46,447 school:\$46,447	Taxable	other:\$47,661 school:\$47,661

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
4/10/2023	\$68,500	202314003968	CT	I	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1950	676	752	\$34,152

*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
0850	CONCR SLAB	1972	\$150.00	240.00	24 x 10
0850	CONCR SLAB	1998	\$480.00	256.00	16 x 16
1998	SHED-ES	1998	\$756.00	120.00	12 x 10
2003	SIDEWALK	1950	\$49.00	78.00	0 x 0
1998	SHED-ES	2001	\$1,540.00	200.00	20 x 10
1405	FNC CH L5	2000	\$199.00	51.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.000 UT (0.344 AC)	1.0000/1.0000 1.0000/ /	\$10,000 /UT	\$10,000	R-1C

* 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: 863-993-4866

Search Result: 1 of 9

© 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: 6/18/2026 and may not reflect the data currently on file at our office.

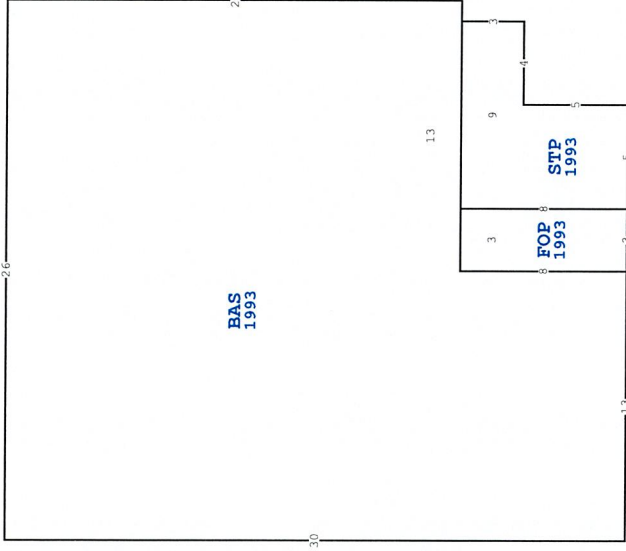
MILLS ADD TO ARCADIA
LOTS 4 & 5 BLK T
DB275/182 OR 310/292

BAUTISTA ERIC
8225 BLAIKIE CT
SARASOTA, FL 34240

2025

31-37-25-0224-00T0-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	SD	NORM	% COND									
Exterior Wall	26	AL SIDING 100	0100	01	695	131.0400	163.80	113,841	1950	1960	0	0	30	42.00	30.00									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2024																					
Roof Cover	03	COMP SHGL 100	Heated Area: 676																					
Interior Wall	04	PLYWOOD 100																						
Interior Floor	07	VINYL TILE 50																						
Interior Floor	14	CARPET 50																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms	2	100																						
Bathrooms	1	100																						
Frame	02	WOOD FRAME 100																						
Stories	1	100																						
Architectural	01	100																						
Units	0	100																						
Quality																								
DOR CODE																								
MAP NUM																								
NEIGHBORHOOD/LOC																								
PCT																								
YEAR																								
TOT ADJ																								
MARKET																								
VALUE																								
BAS																								
FOP																								
STP																								
TOTALS																								
752																								
695																								
34,152																								
EXTRA FEATURES										207 S ROGER AVE, ARCADIA														
L	N	CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Ad/R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	NOTES								
1	0850	CONCR SLAB	0	0	24	10	240.00	SF	2.50	2.50	100	1972	1972	3	25	150								
2	0850	CONCR SLAB	0	0	16	16	256.00	SF	2.50	2.50	100	1998	1998	3	79	506								
3	1998	SHED-ES	0	0	12	10	120.00	SF	14.00	14.00	100	1998	1998	3	52	874								
4	2003	SIDEWALK	0	0	0	0	78.00	SF	2.50	2.50	100	1950	1950	3	25	49								
5	1998	SHED-ES	0	0	20	10	200.00	SF	14.00	14.00	100	2001	2001	3	61	1,708								
6	1405	FNC CH L5	0	0	0	0	51.00	LF	7.50	7.50	100	2000	2000	3	58	222								
BUILDING DIMENSIONS																								
BAS=[YR=1993] W26 S30 E13 FOP=[YR=1993] E3 STP=[YR=1993] E5																								
N5 E4 N3 W9 S6S8 W3 S6S8 E13 N2Z\$.																								
LAND DESCRIPTION																								
L	USE	N	CODE	CLS	SFR	CAP	R	D	LOC	FRONT	DEPTH	TOT LND UTS	UNIT PRICE	TOT ADJ	% COND	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C				0			R-1C	100.00	150.00	1.00 UT	1.00	1.00	1.00	10,000.00	10,000.00	10,000						
REVIEW DATE 03/04/2025 BY AS Total Acres: 0.34 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 10/22/2025 BY SYS																								



SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	I	CD	RSN	SALE PRICE
202314003968	4/10/2023	CT	U	I	I	11		68,500
GRANTOR: MCCULLAGH ROBERT C ES								
GRANTEE: BAUTISTA ERIC								

BUILDING NOTES

LGL DATE 05/27/2011 DW

BLD DATE 05/27/2011 DW

207 S ROGER AVE, ARCADIA

TOTALS 752 695 34,152



Desoto County

[Click here for Desoto's HOME page](#)

Tax Deed

TaxBillNo: R 1490100 2025

This parcel is or has been included on a Tax Deed Application, please contact the Tax Collector for its current status.

[Perform a new search](#) | [Return to search results](#)



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Desoto Florida County

Tax Collector

Search Selection

Page 1 of 1. Total 10 records found.

TO VIEW OR PAY A TAX BILL CLICK THE PROPERTY NUMBER BELOW!

Property Number	Name	Address	Tax Bill #
R - 1532300 - 2016	MCCULLAGH ROBERT C &	207 ROGER AVE S	1532300
R - 1532300 - 2017	MCCULLAGH ROBERT C &	207 ROGER AVE S	1532300
R - 1536200 - 2018	MCCULLAGH ROBERT C &	207 ROGER AVE S	1536200
R - 1541600 - 2019	MCCULLAGH ROBERT C ESTATE	207 ROGER AVE S	1541600
R - 1470500 - 2020	MCCULLAGH ROBERT C ESTATE	207 S ROGER AVE	1470500
R - 1474200 - 2021	MCCULLAGH ROBERT C ESTATE	207 S ROGER AVE	1474200
R - 1480200 - 2022	MCCULLAGH ROBERT C ESTATE	207 S ROGER AVE	1480200
R - 1483700 - 2023	BAUTISTA ERIC	207 S ROGER AVE	1483700
R - 1488800 - 2024	BAUTISTA ERIC	207 S ROGER AVE	1488800
R - 1490100 - 2025	BAUTISTA ERIC	207 S ROGER AVE	1490100



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UPCOMING TAX DEED SALES

All sales start at 11:00 a.m. Please be here by 10:30 a.m. to register. In order to register, you must bring 5% of your highest bid. Enter the building on the east side - all sales will be inside.

****The purchase of a tax deed does not warrant or guarantee a clear and marketable title****

****Neither the Clerk of Circuit Court nor the Tax Collector
warrants or guarantees a clear and marketable title****

SALE DATE

TAX DEED

PARCEL ID

PROPERTY ADDRESS

STARTING BID

JULY 22, 2026

26-04-TD	02-38-24-0000-0050-0000	SW SEABOARD AVE	\$1,940.32
----------	-------------------------	-----------------	------------

JULY 29, 2026

26-06-TD	20-37-25-00529-0000-015A	3785 NE BONANZA PARK AVE	\$2,698.98
----------	--------------------------	--------------------------	------------

26-05-TD	36-37-24-0110-0030-0130	137 S MANATEE AVE	\$3,132.84
----------	-------------------------	-------------------	------------



FILED

APR 10 2023

NADIA K. DAUGHTREY
CLERK OF COURTS

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR DESOTO
COUNTY

GENERAL JURISDICTION DIVISION

CASE NO. 2019-CA-000394

REVERSE MORTGAGE FUNDING, LLC,

Plaintiff,

vs.

UNITED STATES OF AMERICA ON
BEHALF OF SECRETARY OF HOUSING
AND URBAN DEVELOPMENT; STATE
OF FLORIDA, DEPARTMENT OF
REVENUE; UNITED STATES OF
AMERICA, DEPARTMENT OF
TREASURY - INTERNAL REVENUE
SERVICE; ROBERT CHARLES
MCCULLAGH; THELMA MCCULLAGH;
UNKNOWN TENANT IN POSSESSION 1;
UNKNOWN TENANT IN POSSESSION 2;
ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER, AND
AGAINST ROBERT CHARLES
MCCULLAGH A/K/A ROBERT C.
MCCULLAGH, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS; ROBERT BERTON
MCCULLAGH A/K/A ROBERT
MCCULLAGH; UNKNOWN SPOUSE OF
ROBERT BERTON MCCULLAGH A/K/A
ROBERT MCCULLAGH,

Defendant.

Inst: 202314003968 Date: 04/11/2023 Time: 9:10AM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: AR
Deputy Clerk Doc Stamp-Deed: 479.50

CERTIFICATE OF TITLE

The undersigned, CLERK OF COURT OF DESOTO COUNTY, Clerk of the Court, hereby certifies that a certificate of sale has been executed and filed in this action on 3/30/23, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in DESOTO County, Florida:

Lots 4 and 5, Block T, Mills Addition to Arcadia, being a subdivision of part of East 1/2 or SW 1/4 of

21-04825FL

Section 31, Township 37, Range 25 East, according to the plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Desoto County, Florida.

A/K/A 207 S. ROGER AVE., ARCADIA, FL 34266

was sold to:

Eric Bautista
8225 Blairick Ct
Sarasota, FL 34240

Dated this

day of

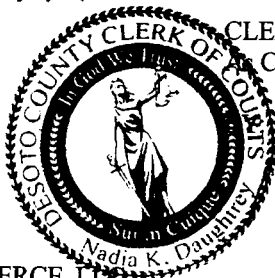
, 2023.

10 April

Nadia K. Daughtrey

CLERK OF THE CIRCUIT COURT

Clerk of the Court



Deputy Clerk

[Signature]

This document prepared by:

Attorney for Plaintiff

MCCALLA RAYMER LEIBERT PIERCE, LLC

110 SE 6th Street, Suite 2400

Fort Lauderdale, FL 33301

SERVICE LIST

MCCALLA RAYMER LEIBERT PIERCE, LLC
225 E. ROBINSON STREET, SUITE 155
ORLANDO, FL 32801
MRSERVICE@MCCALLA.COM

STATE OF FLORIDA, DEPARTMENT OF REVENUE
2450 SHUMARD OAK BLVD., BUILDING 1, 2ND FLOOR
TALLAHASSEE, FL 32399

JOHN F. RUDY, III, ESQ.
(COUNSEL FOR UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE
SERVICE)
400 NORTH TAMPA ST., STE. 3200
TAMPA, FL 33602
USAFLM.STATE.FORECLOSURES@USDOJ.GOV, MICHAELNE.Y.ROWELLS@HUD.GOV
USAFLM.STATE.FORECLOSURES@USDOJ.GOV, MICHAELNE.Y.ROWELLS@HUD.GOV

CURRENT RESIDENT(S)
207 S. ROGER AVE.
ARCADIA, FL 34266

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ROBERT CHARLES
MCCULLAGH A/K/A ROBERT C. MCCULLAGH, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
207 S. ROGER AVE.ARCADIA, FL 34266

ROBERT BERTON MCCULLAGH A/K/A ROBERT MCCULLAGH
6931 SW 19TH ST., APT 24
PEMBROKE PINES, FL 33023



DESOTO
COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus **FORI**
POWERED BY CIVITEK

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Your results are shown below. You may click a column heading to sort that column. Clicking the same heading again will reverse the order of the search.

Page Size: 25 ▼

54 items found, displaying 1 to 25.

[First/Prev] [1](#), [2](#), [3](#) [[Next](#) / [Last](#)]

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
BAUTISTA ERIC	F	02/27/2026	AFF	202614001465	0/0	1	\$0.00	LLC AFFIDAVIT View Image
BAUTISTA ERIC	T	12/29/2025	D	202514009395	0/0	2	\$165,200.00	LT 21, BLK "N", FOREST PINE ESTATES... View Image
BAUTISTA ERIC	F	12/29/2025	MTG	202514009396	0/0	16	\$132,160.00	LT 21, BLK "N", FOREST PINE ESTATES... View Image
BAUTISTA ERIC	F	11/17/2025	AFF	202514008580	0/0	2	\$0.00	LIMITED LIABILITY COMPANY AFFIDAVIT View Image
BAUTISTA ERIC	F	10/06/2025	D	202514007582	0/0	2	\$32,500.00	LOT 12, BLOCK 12, OF HIGGINBOTHAM'S RESUB... View Image
BAUTISTA ERIC	F	09/15/2025	D	202514006971	0/0	2	\$178,000.00	LOT 5, BLOCK "V", VILLA RICA PARK ADD... View Image
BAUTISTA ERICA	F	09/12/2025	AFF	202514006931	0/0	1	\$0.00	NON HOMESTEAD AFFIDAVIT View Image
BAUTISTA ERIC	T	04/28/2025	D	202514003138	0/0	1	\$126,800.00	CASE #22CA380 LT 5, BLK "V", VILLA RICA PARK... View Image
BAUTISTA ERIC SR	F	02/04/2025	AFF	202514000814	0/0	2	\$0.00	LIMITED LIABILITY COMPANY AFFIDAVIT View Image
BAUTISTA ERIC SR	F	02/04/2025	AFF	202514000816	0/0	3	\$0.00	NO LIEN, POSSESSION, AND GAP AFFIDAVIT View Image
BAUTISTA ERICA	F	12/10/2024	D	202414009106	0/0	1	\$10.00	LOTS 3 THE SOUTHEASTERLY 25 FEET OF LOT 13 LOT 4 LESS NORTHWESTERLY 25 FEET ALL LYING IN BLOCK 26 BF... View Image
BAUTISTA ERICA	T	04/19/2024	D	202414002979	0/0	1	\$10.00	SE COR OF W 1/2 OF NW 1/4 OF NE 1/4 OF SECT 26... View Image

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
BAUTISTA ERIC	F	12/04/2023	NOC	202314011115	0/0	1	\$0.00	1449 SE PEACH DR View Image
BAUTISTA ERIC	F	11/21/2023	NOC	202314010807	0/0	1	\$0.00	5395 SW WELLES AVE View Image
BAUTISTA ERIC	T	08/15/2023	D	202314008200	0/0	3	\$9,000.00	LT 17 BLK 60 FLORACADIA SUB... View Image
BAUTISTA ERIC	F	08/11/2023	AFF	202314008066	0/0	2	\$0.00	LIMITED LIABILITY COMPANY AFFIDAVIT View Image
BAUTISTA ERIC	F	05/11/2023	NOC	202314005156	0/0	1	\$0.00	207 S ROGER AVE View Image
BAUTISTA ERIC	T	04/11/2023	D	202314003968	0/0	3	\$68,500.00	CASE #19CA394 View Image
BAUTISTA ERIC	T	03/31/2023	D	202314003458	0/0	3	\$10,500.00	TD #22-43-TD LT 20 BLK 60 FLORACADIA SUB... View Image
BAUTISTA ERIC	T	03/31/2023	D	202314003460	0/0	3	\$11,500.00	TD #22-44-TD LT 21 BLK 60 FLORACADIA SUB... View Image
BAUTISTA ERIC	F	12/05/2022	D	202214009737	0/0	2	\$50,000.00	S 93 FT OF LT 9, BLK 14, ORIGINAL SURVEY OF ARCADIA... View Image
BAUTISTA ERIC	T	08/12/2022	SAT	202214006660	0/0	1	\$0.00	INST #202014004874 View Image
BAUTISTA ERIC	F	08/08/2022	TER	202214006459	0/0	1	\$0.00	INST #202014006691 View Image
BAUTISTA ERIC	F	08/08/2022	D	202214006460	0/0	2	\$242,000.00	S 1/2 OF LT 10 & ALL OF LT 12, BLK 4, TIER 4, AW GILCHRIST'S EAST END ADDITION TO ARCADIA... View Image
BAUTISTA ERIC	T	03/16/2022	AFF	202214002130	0/0	1	\$0.00	CASE #CE-21-0112 AFFIDAVIT OF COMPLIANCE View Image

54 items found, displaying 1 to 25.

[First/Prev] **1** , 2 , 3 [Next / Last]



06/19/2026 11:28

SHARON GRAY
207 S ROGER AVE



DEMOLITION CERTIFICATE APPLICATION

City of Arcadia Florida
Community Development
23 Polk Avenue North
Arcadia, FL 34266
(863) 494-4114

City Website: arcadia-fl.gov

Date Stamp
RECEIVED

MAY 26 2026

CITY OF ARCADIA

File No.: 26 - 07 DP

Fee: \$45.⁰⁰

R# 000960-0002

A demolition certificate allows a property owner to demolish a building structure and clear the debris from the lot the structure is located on. The City administers demolition certificate to ensure that life safety, local regulations, and utility system services have been disabled. After City approval of the Demolition Application, a copy of the approved building and utility demolition plans be included as part of your Desoto County Building Permit Application.

APPLICANT'S INFORMATION

(Agent or Contractor)

Name: Eric Bantista

Organization: _____

Address: 207 S Rogers Ave

City: Arcadia

State: FL Zip Code: 34266

Telephone No.: (863) 558-0976

Email: eric@gopherroosting.com

PROPERTY OWNER'S INFORMATION

(Leave Blank if Same as Applicant)

Name: _____

Organization: _____

Address: _____

City: _____

State: _____ Zip Code: _____

Telephone No.: () _____

Email: _____

I. Property Information

Parcel Address (if assigned): 207 S. Rogers Ave, Arcadia, FL 34266

Parcel Identification Number: _____

II. Type of Building Structure Proposed for Demolition

☒ Single-family

☐ Multi-family

☐ Manufactured

☐ Garage or Shed

Other _____

Brief description of building structure being demolished:

Single family frame house. white exterior color. Hurricane damage.

III. Property Improvements - Indicate what, if any, building structure or site improvements will be preserved:

IV. Land Use Standards

Zoning District: _____

Is the property located within a Historic District: ☒ No ☐ Yes (if yes, please see staff for HPC application)

V. Utility Services

Please indicate which utilities (if any) and size of service lines you wish to cease services:

☐ Backflow Preventer	☒ Water Line	☐ Sewer Line	☐ Re-Use Line
Device: _____	Size: _____	Size: _____	Size: _____

VI. Special Conditions or Notes to Inspector

Had an open roofing permit but asked to have it closed so I can demo.

VII. I understand that I am required to include ALL property information, proposed improvements, and other such project delineations that may be necessary to confirm code compliance and to ensure there are no utility services conflicts. Be advised, in some cases, the City will require the homeowner to obtain a property survey in order to fully process an application.


Applicant Signature

5-26-2026
Date

Planning and Zoning Review:

- ☒ Approved
☐ Denied


Zoning Inspector Signature

Date: 5-26-2026

Utility Systems Review:

- ☒ Approved
☐ Denied


Utility Inspector Signature

Date: 5-26-2026

Notes, Restrictions, and Permit Coordination:

***DEMOLITION CERTIFICATE APPLICATION
CHECK LIST**

1. Complete the City of Arcadia Demolition Certificate Application and pay fee.*
2. Contact the Water Department to turn off the water service. 863-494-4114, Ext. 1308 or 1315
3. Cut and cap off the SEWER line. Mark for inspection and future reconnect. *Tuesday next week*
4. Cut and cap off the WATER line ONLY after water service is OFF. Mark for inspection and future reconnect.
5. Call City for water and sewer line cut off inspection. 863-494-1626, Option 1 (The City will not approve the Demolition until inspection is complete and satisfactory)*
6. Take City approved Demolition Certificate to the County Building Department to obtain a demolition permit.
7. Post permit card on site.
8. Call any other utility provider (FP&L, CenturyLink, propane/natural gas...) for disconnects, if needed. *Done*
9. Call County Building Department for In-Progress Inspection. 863-993-4811
10. Complete demolition.
11. Remove and properly dispose of all debris – DO NOT BURY ANYTHING.
12. Call County Building Department for final inspection. 863-993-4811

NOTE: OWNER/CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO
UTILITY LINES

* If the structure(s) being demolished is within the Historic District boundary, an application for a Certificate of Appropriateness will be required to be approved by the Historic Preservation Commission before the City will approve the Demolition Certificate Application.

City of Arcadia
Planning
23 North Polk Avenue
Arcadia, FL 34266
863-494-4114
Welcome

05/26/2026 11:10AM
000960-0002

MISCELLANEOUS

BUILDING PERMITS (BLDG)

2026 Item: BLDG

1 @ \$45.0000

BUILDING PERMITS

(BLDG) \$45.00

\$45.00

Subtotal \$45.00

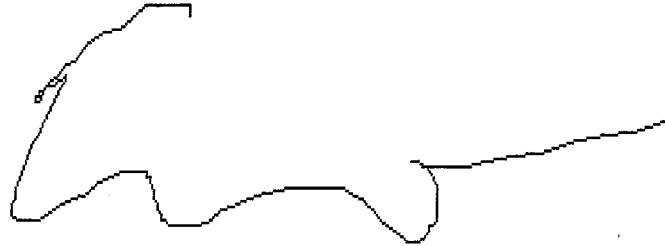
Total \$45.00

MISC RECEIPTS CC \$45.00

*****003

Ref=1e45d97e-6790-4e70-911f-d145f7e65649

Auth=869294

A large, stylized handwritten signature in black ink, appearing to read 'Eric Bautista', is written over the signature line.

Change due \$0.00

Paid by: BAUTISTA/ERIC

Comments: DEMOLITION APPLICATION
207 S
ROGERS AVE
ERIC BAUTISTA

Thank you for your payment

City of Arcadia COPY
DUPLICATE RECEIPT

DESOTO COUNTY BOCC
863-993-4800

REC#: 00254837 5/26/2026 12:12 PM
OPER: 56 TERM: 036
REF#: 291395

TRAN: 9.1400 CE LIEN REDUCTION
CE 2024-047 & 24-0434 Bautista
207 S Roger Ave
001-00003540010000
CODE ENFORCEMENT FI 250.00CR

TENDERED: 250.00 CREDIT CARD
APPLIED: 250.00-

CHANGE: -----
0.00

Application for Reduction of Code Enforcement Lien(s)

All information fields must be completed before this application can be processed. Requests are not scheduled for the Lien Release Agenda until the application has been reviewed for completeness and the \$250.00 application fee has been paid.

CASE NUMBER (S) (see page 2) <i>SM-CE CE 2024-047</i> <i>CE 24-0434</i>		LIEN ADDRESS (PROPERTY SUBJECT TO THE LIEN(S)) <i>207 S. Roger Ave, Arcadia, FL, 34266</i>	
APPLICANT'S NAME <i>Eric Bautista</i>		PHONE <i>863-558-0976</i>	
MAILING ADDRESS - CITY - <i>215 N. Orange Ave.</i> <i>207 S. Roger Ave.</i> <i>Arcadia</i>		STATE - <i>FL</i> ZIP- <i>34266</i>	
AUTHORIZED REPRESENTATIVE'S NAME <i>owner</i>		WRITTEN AND NOTARIZED AUTHORIZATION FROM OWNER? YES NO <i>N/A</i>	
NAME OF OWNER OF LIEN ADDRESS WHEN LIEN(S) WERE PLACED <i>Eric Bautista</i>			
CURRENT OWNER OF LIEN ADDRESS <i>215 N. Orange Ave, Arcadia, FL, 34266</i>			
CURRENT OWNER'S RELATIONSHIP OR AFFILIATION WITH ENTITY/PERSON NAMED IN LIEN (S) <i>I'm the owner.</i>			
OTHER PROPERTY LOCATED IN DESOTO COUNTY BELONGING TO CURRENT OWNER - # <i>0</i>			
VIOLATIONS AT LIEN ADDRESS WHEN LIEN(S) WERE PLACED <i>expired roofing permit</i>			
WHO LIVED AT THE PROPERTY WHEN THE LIEN(S) WAS/WERE PLACED? <i>Recent</i>			
REASONS VIOLATIONS NOT CORRECTED BEFORE LIEN(S) PLACED <i>Hurricane damage.</i>			
IS MONEY HELD IN ESCROW PENDING THE LIEN RELEASE HEARING AND IF YES, WHO WILL RECEIVE ESCROW MONEY IF THE LIEN(S) IS/ARE REDUCED? YES ☒ NO			
WHAT IS THE REASON YOU ARE REQUESTING A REDUCTION OR RELEASE OF THE LIEN(S)? <i>Save as much money as possible. Roofing permit can't be completed due to hurricane damage to structure. The house/structure will be demolished. An email notice was sent to the inbox for the building department in March 2024 indicating the plan to demolish property.</i>			

Continued on Next Page

APPLICATION FOR REDUCTION OF CODE ENFORCEMENT LIEN (S)

Has the applicant applied for lien release/reduction for this property before? Yes
 If yes, when? _____ (Month and year)

No

Applicants are required to complete the Lien List below and to provide copies of any lien they want considered in this Lien Release/Reduction Request Application.

Note: The Codes Enforcement Department does not conduct Title or Lien searches, but will try to identify any additional liens that may pertain to this request based on the case number(s) provided by the applicant on Page 1 of this application. The Department is not responsible for any outstanding liens that may be omitted from this request.

Applicant is requesting the below lien(s) be:

Released completely ~~or~~ or reduced

Reduced

Released from the property located at _____ only. Lien(s) to remain in the name of the owner at time of lien.

other _____

Applicant's Requests			
Lien Amount	Date/Month Recorded	OR Book	OR Page
\$ 13,600	5/26/2026		
\$			
\$			
\$			
\$			
\$			
\$			

CE 2024-047

For DeSoto County Use Only			
Additional lien(s) found by the Codes Enforcement Department not included on original application			
Lien Amount	Date/Month Recorded	OR Book	OR Page
\$			
\$			
\$			
\$			
\$			

Under penalty of perjury, the undersigned:

- swears or affirms that the information provided on this three (3) page Application for Reduction of Code Enforcement Lien(s) is true and correct;
- acknowledges that he/she has read the Lien Release Procedures; and

Continued on Next Page

- further acknowledges that he/she was given an opportunity to ask questions regarding the procedures.

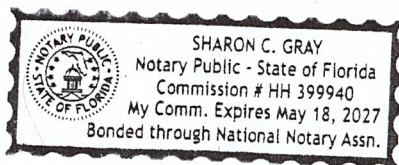
Applicant must provide an initialed copy of the Lien Release Procedures as acknowledgement of the above for application to be accepted.

Applicant's Signature Eric Bautista Date 5-26-2026

State of Florida
County of DeSoto

The foregoing was sworn to and subscribed before me this 26th day of May, 2026, by Eric Bautista. He or she is personally known to me, or provided FL DL# B2A-973-28-200-0 as identification and did appear before me at the time of notarization.

Stamp:



Notary Public:

Sharon C. Gray

For DeSoto County Use Only

Application Accepted on: _____

Scheduled for Lien Release Agenda on _____

Accepted by:

Signature _____

Date _____

AUTHORIZATION TO REPRESENT PROPERTY OWNER

If a property owner desires to have an authorized representative discuss his/her case, present evidence, or to agree to compliance terms on the property owner's behalf, this form must be completed and returned to the recording secretary prior to the start of the Code Enforcement Board or Special Magistrate meeting.

RETURN COMPLETED FORM TO:

Administrative Clerk
Code Enforcement Department
201 E Oak St, Suite 204
Arcadia FL 33731

I, _____
(Print Name)

Owner of the property located at _____

in DeSoto County, FL, hereby appoint _____
(Print Name)

who can be contacted at _____
(Address and Phone Number)

to represent me, and is authorized to testify and to agree to compliance terms on my behalf for case number(s)

_____, at the Special Magistrate meeting to be held on

_____, and any subsequent meetings where the foregoing case(s) is/are on the agenda.
(Date)

WITNESS:

OWNER:

DATE:

DATE:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____

by _____ who is personally known to me/or who has produced

_____ as identification and appeared before me at the time of notarization.

Commission No:

Notary Public - Signature

My commission expires:

Notary Public - Print Name

**DESOTO COUNTY CODE ENFORCEMENT
LIEN RELEASE PROCEDURES**

The Special Magistrate has the discretionary authority to reduce fines and liens, pursuant to Florida Statutes Chapter 162 as amended. An entity requesting a release of lien has no right to the reduction or release of a fine or lien. In evaluating requests for liens to be released or reduced, the Board or Special Magistrate will consider the following:

1. **Whether the property for which the lien was placed has active code cases;**
2. **Whether the entity requesting the release owns other properties in the County, and how many have active code cases or Code Enforcement liens;**
3. **Whether the entity requesting the release owned the property for which the lien was placed at the time the lien was placed;**
4. **Whether the entity requesting the release took proactive action to correct the violations for which the lien was placed;**
5. **Whether the violations have been corrected or will be corrected, with such assurances as the Board or the Special Magistrate deems appropriate;**
6. **Any other specific information, which is available about the property or the entity requesting the release;**
7. **Any other factor which may show a hardship on the entity requesting the release or which may provide a reasonable basis for the requested relief.**

Entities who have requested a lien release hearing, but are unable to attend the scheduled meeting, must request re-scheduling. Any entity that does not cancel by the established deadlines and does not appear for the scheduled meeting must wait 180 days to be re-scheduled for a hearing and must pay a fee of \$250.00 for any successive lien release hearing request. The Special Magistrate may waive the cancellation deadline if the failure to appear was the direct result of physical incapacity of the principal representative that is beyond his or her control and that could not have been anticipated prior to the cancellation deadline.

Only the first twelve requests received by the Code Enforcement Department may be processed for each meeting. To be placed on the hearing agenda, an applicant makes a request to the Code Enforcement Department (DeSoto County Development, 201 E Oak St Suite 204, Arcadia FL. 34266 Attn: Code Enforcement Administrative Clerk). The Legal Department Clerk will provide a confirmation letter by mail to the applicant confirming the meeting date and time. Staff prepares a report, which is provided, to the Special Magistrate prior to the meeting.

Applicants check in with staff prior to the meeting. The order in which applicants check in determines the order the cases are heard. Applicants must be present for the case to be heard. When the case is called, the applicant will be asked to speak about their request and the status of the property. The Special Magistrate may ask questions. The Special Magistrate may enter an order to reduce the lien, remove the entire lien or take no action, leaving the lien in place. The Legal Department will complete the paperwork to release the lien after the conditions imposed by the order are met.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, please contact the Legal Department, at (863) 993-4800 at least 24 hours prior to the meeting and we will provide that accommodation for you.

For any additional information, please contact the Code Enforcement Administrative Clerk at (863) 993-4811.

Initial and Include this Copy with Application

_____ *Initials*

DESOTO COUNTY, FLORIDA
RESOLUTION 2007 - 15

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
DESOTO COUNTY, FLORIDA, ADOPTING FEE, FORM OF APPLICATION,
AND PROCEDURES FOR CONSIDERATION OF CODE ENFORCEMENT
LIEN REDUCTION OR RELEASE BEFORE THE SPECIAL MASTER**

WHEREAS, the Board of County Commissioners of DeSoto County has adopted ordinances and procedures for assessment of liens by a Special Master for violations of the Codes and Land Development Regulations, which decisions are subject to appeal in Court in accordance with law; and

WHEREAS, it frequently occurs that after all appeals are exhausted or time barred, circumstances change that render necessary a reconsideration of the amount and existence of such liens in the interest of the public and the parties affected, and there are currently no written processes in place to accommodate such requests; and

WHEREAS, the Board of County Commissioners finds that there is a need for rules of procedure to govern the standards by which county personnel investigate requests for such consideration, the cost of which should be borne by the applicant.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of DeSoto County, Florida, as follows:

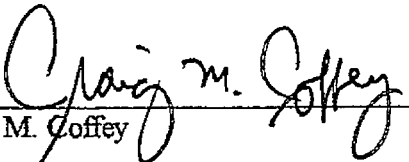
Section 1. The attached Exhibit A is hereby adopted as Rules and Regulations governing Code Enforcement Lien Reduction/Release, and any person desiring such consideration for an existing lien shall use exclusively those procedures and forms.

Section 2. A fee of \$250.00 per application shall be paid by any applicant for lien reduction/release under these rules of procedure.

Section 3. This resolution shall be effectively immediately upon adoption. Any written requests pending as of this adoption shall be returned to the applicant for compliance with this resolution. This resolution does not apply to liens previously paid or otherwise satisfied.

PASSED and Duly Adopted in DeSoto County, Florida, this 13th day of March, 2007.

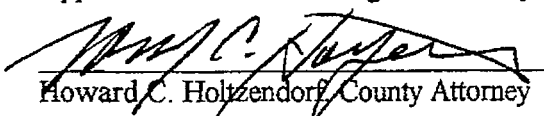
ATTEST:



Craig M. Coffey

County Administrator

Approved as to form and legal sufficiency:



Howard C. Holtzendorf, County Attorney

DESOTO COUNTY BOARD OF COUNTY
COMMISSIONERS



DELMA ALLEN, Chairman



AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis, IN 46278
24hr. Customer Service #: 888-604-7888

Code Enforcement Payment Confirmation (Ref #: 50919646)

PLC: Desoto County B O C C
A002PU 201 East Oak Street, #205
Arcadia, Florida 34266
For: Code Enforcement

Date: 05/26/2026 12:10 EDT

TRANSACTION INFORMATION

Name: Eric Bautisa

Transaction Reference #: 50919646

Transaction Date/Time: 05/26/2026 12:10 EDT

BILLING INFORMATION

Name: Eric Bautista

Address: 8225 Blaikie Ct

City, State Zip: Sarasota, FL 34240

Phone #: (863)558-0976

Card #: xxxx-xxxx-xxxx-1003

PAYMENT INFORMATION

Approval #: 291395

Payment Amount: \$250.00

Service Fee: \$7.38

Total Amount: \$257.38

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid



DeSoto County Building Department

201 E Oak St., Suite 204

Arcadia, FL 34266

Ph. 863-993-4811

Fax 863-491-6163

building@desotobocc.com

PERMIT CANCELLATION REQUEST

Permit Number BLDR-16249-2023

Expiration Date _____

Address 207 S. Roger Ave, Arcadia, FL 34266 Phone (863) 558-0976

Description of Project Roofing Permit

Please provide an explanation as to why this permit must be cancelled/voided:

I would like for the permit to be voided so that the property
can be in compliance w/ code enforcement. I then plan
to have to property demolished.

I understand that inspectors may perform an inspection to verify that no work has commenced or to determine that work has stopped at a safe point and there are no hazardous conditions.

[Signature]
Contractor/Owner Name, Printed

Contractor/Owner Signature

05-26-2026
Date

Do not write below this line – for office use only

☒ Ok to void permit

☐ Do not void permit – see notes below

site insp. by Michael LaBarre - no work
done

entered by Alison Shuman
Inspector's signature

5/26/26
Date

Eric Bautista

8225 BLAIKIE CT

SARASOTA, FL 34240

3/24/2026

DeSoto County Building Department

Subject: Request to Cancel Roofing Permit

To Whom It May Concern,

I, Eric Bautista, am writing to formally request the cancellation of an active roofing permit associated with the property listed below.

Property Address: 207 S Rogers Ave

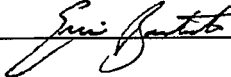
Permit Number: BLDR-16249-2023

The reason for this request is that the property is currently in the process of being sold, and the existing structure is expected to be demolished in the near future. As a result, the roofing work permitted under the above-referenced permit will no longer be performed.

Please proceed with canceling this permit at your earliest convenience. If any additional documentation or steps are required to complete this request, please contact me directly.

Thank you for your assistance in this matter.

Sincerely,

Signature: 

Printed Name: Eric Bautista

Date: 2026-03-24

863-558-0976

eric@gopherrooofing.com

All



for

BLDR-16249-2023

Exact Phrase ☒

 Search

Reset

 Export

Found 1 result

[Next \(\)](#) | [Top \(\)](#) | [Paging Options \(\)](#) | [Filter Options \(\)](#) | [Main Menu \(\)](#)



Permit Number BLDR-16249-2023

Applied Date 05/15/2023

Type Building (Residential) - Roof

Issued Date 05/19/2023

Project Name

Expiration Date

Status Void

Finalized Date

Main Parcel 253731022400T00040

Address 207 S ROGER AVE ARCADIA FL

Results per page 10  1 - 1 of 1

<< < 1 > >>

© 2019 - Desoto County, FL

Need Help? Email (<mailto:j.hernandez@desotobocc.com?subject=CSS%20Inquiry>) or call us at (863) 993-4811

YES Violation founded

Owner Present

NO

Days in violation

per day fine

TOTAL

Lien

Previous case cost

\$ 34,020.94 Total lien cost

Current case cost

Cost of \$_____ to be paid in _____ days.

\$ - Total of case costs

CODE ENFORCEMENT COST BREAKDOWN

CE 2024-

047 CE 24-

0434 Bautista

PHOTOS

Number of photos @ \$.15 per photo

70 \$ 10.50

SERVICE

Number of Certified letters @ \$10.44 per letter

0 \$ -

LEGAL SERVICE

Number of Certified letters @ \$10.44 per letter

1 \$ 10.44

DAYS

PENALTY \$ 20.94

Non compliant days

120 \$ 250.00 \$ 30,000.00

Previous SM Case costs

0 \$ -

1st Affidavit/hearing days

16 \$ 250.00 \$ 4,000.00

2nd Affidavit/hearing days

\$ -

3rd Affidavit/hearing days

\$ -

4th Affidavit/hearing days

\$ -

5th Affidavit/hearing days

\$ -

6th Affidavit/hearing days

\$ -

TOTAL \$ 34,020.94

Sharon Gray

From: Alison Shuman
Sent: Thursday, May 21, 2026 11:29 AM
To: Sharon Gray
Subject: RE: 207 S Roger Ave - BLDR-16249-2023

The subject referenced permit is still in expired status.

Regards,

Alison M. Shuman

Permit Technician Supervisor

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



From: Sharon Gray <s.gray@desotobocc.com>
Sent: Thursday, May 21, 2026 9:59 AM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: FW: 207 S Roger Ave - BLDR-16249-2023

Alison,

I am checking on the status of permit# BLDR-16249-2023 to see if it has been renewed. It is on the docket for Special Masters on May 26th.

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Tuesday, May 5, 2026 8:03 AM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: FW: 207 S Roger Ave - BLDR-16249-2023

Alison,

I am checking on the status of permit # BLDR-16249-2023.

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-491-6165
s.gray@desotobocc.com
www.desotobocc.com



From: Alison Shuman
Sent: Tuesday, April 7, 2026 2:47 PM
To: Sharon Gray <s.gray@desotobocc.com>
Subject: RE: 207 S Roger Ave - BLDR-16249-2023

The subject permit remains expired since 1/5/2026.

Regards,

Alison M. Shuman
Permit Technician Supervisor
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



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

Sent: Tuesday, April 7, 2026 2:15 PM

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

Subject: 207 S Roger Ave - BLDR-16249-2023

This email originated inside of Desoto County BOCC.

Alison,

Checking on the status of permit# BLDR-16249-2023?

Best Regards,

Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

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

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



Special Master Mandatory Imposition of Lien Hearing Checklist

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

? or N/A	Respondents Name <u>BAUTISTA ERIC</u> Case # <u>CE 2024-047 & 24-0434</u> Site Address <u>207 S ROGER AVE</u> Respondent's Mailing Address <u>8225 BLAIKIE CT SARASOTA, FL 34240</u>
☒	Case Notes in date order
☒	Case Cost for Lien Hearing to date
☒	Copies of receipts, if any, for any payments of or towards initial case cost
☒	Property card after being verified
☒	Tax Record after being verified
☒	Deed Information after being verified
☒	Complaint/Request
☒	Affidavit of Non-Compliance
☒	Copy of Facts and Finding from the original Special Master Hearing
☒	Photographs of site visits in support of the case
☒	Any correspondence to or from the Respondent or the Respondent's representative
☒	Additional documentation that will be referenced or presented during the Mandatory Imposition of Lien Hearing (IE, Division of corporate information, Certificate of Use from Planning and Zoning, copies of permits, Right-of-Way (R.O.W.) forms, etc.)

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

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

Section LDR Sec. 20-1342 of the County Code for Expired Building Permit (Development permit required)

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

Special Instructions

Officer's Name Gray, Sharon

Special Master Hearing on: 5/26/26

Reviewed by: [Signature]

Date: 5/5/26

CE 2024-047
CE 24-0434

Sharon Gray

From: Alison Shuman
Sent: Tuesday, April 7, 2026 2:47 PM
To: Sharon Gray
Subject: RE: 207 S Roger Ave - BLDR-16249-2023

The subject permit remains expired since 1/5/2026.

Regards,

Alison M. Shuman

Permit Technician Supervisor

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



From: Sharon Gray <s.gray@desotobocc.com>
Sent: Tuesday, April 7, 2026 2:15 PM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: 207 S Roger Ave - BLDR-16249-2023

This email originated inside of Desoto County BOCC.

Alison,

Checking on the status of permit# BLDR-16249-2023?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com

Sharon Gray

From: Alison Shuman
Sent: Friday, January 23, 2026 1:40 PM
To: Sharon Gray; Lester Hornbake
Subject: RE: 207 S Roger Ave - BLDR-16249-2023

There has been no contact to renew the permit.

Regards,

Alison M. Shuman

Permit Technician Supervisor

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



From: Sharon Gray <s.gray@desotobocc.com>
Sent: Wednesday, January 21, 2026 2:02 PM
To: Alison Shuman <a.shuman@desotobocc.com>; Lester Hornbake <l.hornbake@desotobocc.com>
Subject: 207 S Roger Ave - BLDR-16249-2023

This email originated inside of Desoto County BOCC.

Alison & Lester,

I have attached photos from today's site visit of what the roof looks like today. Below you will see photos from the Property Appraisers taken before the hearing on July 16, 2024 and one taken after the hearing. Lester by looking at the photos can you determine if any work has been done to the roof. Alison have you heard anything from the owner Eric Bautista or from Gopher Roofing to renew the permit.

Best Regards,
Sharon







Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

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

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



Sharon Gray

From: Lester Hornbake
Sent: Thursday, January 22, 2026 11:02 AM
To: Sharon Gray; Alison Shuman
Subject: RE: 207 S Roger Ave - BLDR-16249-2023

I cant but I can go by there.

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Wednesday, January 21, 2026 2:02 PM
To: Alison Shuman <a.shuman@desotobocc.com>; Lester Hornbake <l.hornbake@desotobocc.com>
Subject: 207 S Roger Ave - BLDR-16249-2023

This email originated inside of Desoto County BOCC.

Alison & Lester,

I have attached photos from today's site visit of what the roof looks like today. Below you will see photos from the Property Appraisers taken before the hearing on July 16, 2024 and one taken after the hearing. Lester by looking at the photos can you detremine if any work has been done to the roof. Alison have you heard anything from the owner Eric Bautista or from Gopher Roofing to renew the permit.

Best Regards,
Sharon







Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com





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for

BLDR-16249-2023

Exact Phrase ☒

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Permit Number BLDR-16249-2023

Applied Date 05/15/2023

Type Building (Residential) - Roof

Issued Date 05/19/2023

Project Name

Expiration Date 01/05/2026

Status Expired

Finalized Date

Main Parcel 253731022400T00040

Address 207 S ROGER AVE ARCADIA FL



DeSoto County BOCC
Development Department
Building
201 E. Oak St., Suite 204
Arcadia, FL 34266

Permit	Permit NO.: BLDR-16249-2023
	Permit Type: Building (Residential)
	Work Classification: Roof
	Permit Status: Issued
Issue Date: 05/19/2023	
Expiration: 01/18/2025	

Location Address

Parcel Number

207 S ROGER AVE AVE, ARCADIA, FL

253731022400T00040

Contacts

ERIC BAUTISTA 8225 N BLAIE CT, SARASOTA, FL 34240 (863)558-0976 ERIC@GOPHERROOFING.COM	Owner	Kevin Martinez 8225 Blaikie Court, SARASOTA, FL 34240 (941)371-1613 permits@gopherroofing.com	Contractor
---	-------	--	------------

Description: TEAR OFF AND INSTALL NEW METAL ROOF

Valuation: **\$2,500.00**
Total Sq Feet: **10.00**

Inspection Requests:

(863) 993-4811

Fees	Amount
Building Permit Fee (Residential)	\$64.00
Extension Request	\$32.00
Roofing Permit (Residential)	\$66.00
Surcharge Fee	\$4.00
Surcharge Fee	\$4.00
Surcharge Fee	\$4.00
Total:	\$174.00

Payments	Amt Paid
Total Fees	\$174.00
Credit Card	\$68.00
Credit Card	\$70.00
Credit Card	\$36.00
Amount Due:	\$0.00

Inspections:	
Inspection Type	
Roof Dry In	
Roof in Progress	
Roof Final	

NOTICE

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. I UNDERSTAND THAT ALL JUNK & DEBRIS OF ANY KIND MUST BE REMOVED FROM THE PROPERTY PRIOR TO THE FINAL INSPECTION, OR A CERTIFICATE OF COMPLETION / CERTIFICATE OF OCCUPANCY (CO) WILL NOT BE ISSUED.

Additional Information

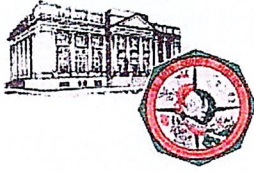
Flood Zone: X
Elevation Certificate: N/A

Issued By:

May 19, 2023
Date

Signature of Owner or Authorized Agent

Date



Desoto County
Board of County Commissioners
Building Department
201 E. Oak St., Suite 204
Arcadia, FL 34266

Phone: (863) 993-4811
Fax: (863) 491-6163

*****REVISIONS*****

DATE: 07/23/2025.

PERMIT NUMBER: BLDR-10249-2023.

OWNER'S NAME: ERIC BAPTISTA.

SITE ADDRESS: 207 S Roger Ave.

Reason for Revision Request:

We will be uploading updated product approvals for metal
panels and underlayment. Instead of using owner's Coming
underlayment and overholt metal panels, we will now be
using and installing Tribuilt synthetic underlayment and
metal panels by Metal Alliance, as requested by the owner.

Abigail Lopez.
Signature of Requestor

Abigail Lopez-Hernandez.
Printed Name of Requestor

Applied Date:05/15/2023Issue Date:05/19/2023

District:City of ArcadiaExpire Date:01/05/2026

Square Feet:10.00Valuation:\$2,500.00

Finalized Date:

Description: TEAR OFF AND INSTALL NEW METAL ROOF

SummaryLocationsFeesInspectionsAttachmentsContactsSub-Records

Holds

Existing Inspections () | Request Inspections () | Optional Inspections () | Next Tab () | Permit Details () | Main Menu ()

Existing Inspections

Sort

Description▼

View	Description	Status	Request	Scheduled	Inspector	Action
Inspection			Date	Date		

No records to display.

Request Inspections

Sort

Order▼

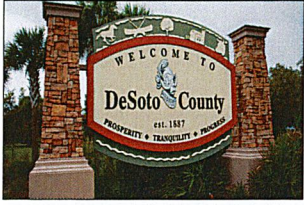
Description	Reinspection	Action
Roof Dry In	No	
Roof in Progress	No	
Roof Final	No	

Results per page10▼1 - 3 of 3<<<1>>>

Optional Inspections

Description

No records to display.



Development Department

[Login or Register \(\)](#)

Permit Number: BLDR-16249-2023

[Permit Details \(\)](#) | [Tab Elements \(\)](#) | [Main Menu \(\)](#)

Type:	Building (Residential) - Roof	Status:	Expired	Project Name:	^ (.multi-collapse)
Applied Date:	05/15/2023	Issue Date:	05/19/2023		
District:	City of Arcadia	Expire Date:	01/05/2026		
Square Feet:	10.00	Valuation:	\$2,500.00	Finalized Date:	
Description:	TEAR OFF AND INSTALL NEW METAL ROOF				

[Summary](#) | [Locations](#) | [Fees](#) | [Inspections](#) | [Attachments](#) | [Contacts](#) | [Sub-Records](#) | [Holds](#)

[Fee Summary \(\)](#) | [Remaining Fees \(\)](#) | [Paid Fees \(\)](#) | [Next Tab \(\)](#) | [Permit Details \(\)](#) | [Main Menu \(\)](#)

Fee Summary

Total Fees: \$314.00 Paid Fees: \$314.00 Unpaid Fees: \$0.00

Remaining Fees

Sort Fee ▼

Fee	Invoice	Computed	Amount Due
-----	---------	----------	------------

No records to display.

Paid Fees

Sort Fee ▼

Fee	Invoice	Computed
Building Permit Fee (Residential)	INV-00024113	\$64.00
Building Permit Fee (Residential)	INV-00020373	\$64.00
Extension Request	INV-00017092	\$32.00
Extension Request	INV-00022943	\$32.00
Extension Request	INV-00021928	\$32.00
Roofing Permit (Residential)	INV-00014129	\$66.00
Surcharge Fee	INV-00020373	\$4.00
Surcharge Fee	INV-00014129	\$4.00
Surcharge Fee	INV-00022943	\$4.00
Surcharge Fee	INV-00017092	\$4.00

Results per page 10 ▼ 1 - 10 of 12 << < 1 2 > >>



Public Information

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for

BLDR-16249-2023

Exact Phrase ☒

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Permit Number BLDR-16249-2023

Applied Date 05/15/2023

Type Building (Residential) - Roof

Issued Date 05/19/2023

Project Name

Expiration Date 01/05/2026

Status Expired

Finalized Date

Main Parcel 253731022400T00040

Address 207 S ROGER AVE ARCADIA FL



Public Information

Search

All ▾

for

BLDR-16249-2023

Exact Phrase ☒

Search

Reset

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Permit Number BLDR-16249-2023

Applied Date 05/15/2023

Type Building (Residential) - Roof

Issued Date 05/19/2023

Project Name

Expiration Date 01/05/2026

Status Issued

Finalized Date

Main Parcel 253731022400T00040

Address 207 S ROGER AVE ARCADIA FL

Sharon Gray

From: noreply@epmail.tylerapp.com
Sent: Monday, January 5, 2026 8:04 PM
To: ERIC@GOPHERROOFING.COM
Cc: permits@gopherroofing.com
Subject: Notice of Expired Permit

This email originated outside of Desoto County BOCC. Think before you click!!!

PERMIT #: BLDR-16249-2023

ISSUE DATE: 5/19/2023

LAST INSPECTION: [none]

PERMIT TYPE: Building (Residential), Roof

ADDRESS: 207 ROGER AVE

This letter is to inform you that the above referenced permit issued to you as the property owner **expired 1/5/2026**. You will need to renew your permit by re-paying all applicable fees and complete a new permit application. You may be able to request an extension if an extension has not already been granted.

Per Florida Building Code 105.4.1.3 Florida Building Code 105.4.1. *Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.*

A copy of this notice has been provided to Code Enforcement.

If you have any questions regarding this matter., please contact the appropriate division as below.

If your permit begins with **ZNVF** - Please contact the Planning & Zoning Department at 863-993-4806.

If your permit begins with **ROW** - Please contact the Engineering Department at 863-491-7543.

If your permit begins with **COUR** - Please disregard this notice.

If your permit begins with **any other letter code** - Please contact the Building Department at 863-993-4811.

Thank you,

DeSoto County Development

Thank you.



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for

BLDR-16249-2023

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Permit Number BLDR-16249-2023

Applied Date 05/15/2023

Type Building (Residential) - Roof

Issued Date 05/19/2023

Project Name

Expiration Date 01/18/2025

Status Issued

Finalized Date

Main Parcel 253731022400T00040

Address 207 S ROGER AVE ARCADIA FL

CODE ENFORCEMENT CASE

CASE NUMBER: 2024-047

Name	ERIC BAUTISTA	
Property Address	207 S. ROGER AVE	
Zoning	R1-C (CITY)	
Violation (1)	LDR SEC 20.1342 EXPIRED PERMIT(DEVELOPMENT	0
Violation (2)	0	0
Violation (3)	0	0

CASE NOTES

4/22/2024	COMPLAINT RECEIVED
5/17/2024	POSTED & MAILED NOTICE TO CORRECT, PHOTOS TAKEN
5/22/2024	RECEIVED SIGNED GREEN CARD
6/18/2024	PER THE PUBLIC INFORMATION PAGE THE PERMIT IS EXPIRED.
6/18/2024	EMAILED JUANA IN THE BUILDING DEPARTMENT TO CHECK ON THE STATUS OF THE PERMIT & TO SEE IF ANYONE HAD CONTACTED THE BUILDING DEPARTMENT IN REGARDS TO THE PERMIT.
6/18/2024	JUANA'S RESPONSE: THE ABOVE PERMIT IS STILL IN EXPIRED STATUS. THERE IS NO ACTIVITY NOTES THAT STATES THAT SOMEONE HAS CONTACTED THE BUILDING DEPARTMENT IN REGARDS TO EXTENDING THE PERMIT. THE LAST NOTE WE HAVE IS FROM SEND THE EXPIRED PERMIT LETTER TO THE PROPERTY OWNER.
6/19/2024	TURN IN FOR SPECIAL MASTERS
7/2/2024	POSTED NOTICE OF HEARING
7/15/2024	EMAILED JUANA IN THE BUILDING DEPARTMENT TO CHECK ON THE STATUS
7/15/2024	JUANA'S RESPONSE: THE ABOVE PERMIT IS STILL IN EXPIRED STATUS.

Special Master Order

----- Violation founded Owner Present -----
Correct violations within __ _days of date of hearing
C & D for two years: __Yes __ No.
\$ _____Fine per day, per violation.
Cost of \$_____ to be paid in _____ days.

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	30	\$	4.50
SERVICE	Number of Certified letters	1	\$	8.69
LEGAL SERVICE	Number of Certified letters	1	\$	8.30
TOTAL			\$	21.49

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

Accepted Rejected

<u> </u>	N2C GREEN CARD RETURN DATE	<u> </u>
<u> </u>	HEARING GREEN CARD RETURN DATE	<u> </u>

Sharon Gray

From: Juana Sanchez
Sent: Monday, July 15, 2024 8:13 AM
To: Sharon Gray
Subject: RE: BLDR-16249-2023 - 207 S Rogers Ave

Good morning,

The permit above is still in expired status. No activities are shown for this permit.

Sincerely,

Juana Sanchez

Permit Technician – Building Department
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-993-4811
Fax: 863-491-6163
j.sanchez@desotobocc.com
www.desotobocc.com



From: Sharon Gray
Sent: Monday, July 15, 2024 8:09 AM
To: Juana Sanchez <j.sanchez@desotobocc.com>
Subject: RE: BLDR-16249-2023 - 207 S Rogers Ave

Juana,

Just checking on the status of permit# BLDR-16249-2023 for 207 S Roger Ave/

Best Regards,
Sharon Gray

Sharon Gray

Code Enforcement Officer
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-491-6165
s.gray@desotobocc.com
www.desotobocc.com



From: Juana Sanchez
Sent: Tuesday, June 18, 2024 3:39 PM
To: Sharon Gray <s.gray@desotobocc.com>
Subject: RE: BLDR-16249-2023 - 207 S Rogers Ave

Good afternoon,

The permit above is still in expired status. There is no activity notes that state that someone has contacted the Building Department in regards to extending the permit. The last note we have is from send the Expired Permit letter to the property owner.

Sincerely,

Juana Sanchez

Permit Technician – Building Department
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-993-4811

Fax: 863-491-6163

j.sanchez@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Tuesday, June 18, 2024 3:26 PM
To: Juana Sanchez <j.sanchez@desotobocc.com>
Subject: BLDR-16249-2023 - 207 S Rogers Ave

This email originated inside of Desoto County BOCC.

Juana,

Can you please give me the status on permit# BLDR-16249-2023 for 207 S Rogers Ave? Has any contacted the building department in regards to this permit?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



Sharon Gray

From: Juana Sanchez
Sent: Tuesday, June 18, 2024 3:39 PM
To: Sharon Gray
Subject: RE: BLDR-16249-2023 - 207 S Rogers Ave

Good afternoon,

The permit above is still in expired status. There is no activity notes that state that someone has contacted the Building Department in regards to extending the permit. The last note we have is from send the Expired Permit letter to the property owner.

Sincerely,

Juana Sanchez

Permit Technician – Building Department
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Desk: 863-993-4811
Fax: 863-491-6163
j.sanchez@desotobocc.com
www.desotobocc.com



From: Sharon Gray
Sent: Tuesday, June 18, 2024 3:26 PM
To: Juana Sanchez <j.sanchez@desotobocc.com>
Subject: BLDR-16249-2023 - 207 S Rogers Ave

This email originated inside of Desoto County BOCC.

Juana,

Can you please give me the status on permit# BLDR-16249-2023 for 207 S Rogers Ave? Has any contacted the building department in regards to this permit?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



Special Master Case Checklist

(City)

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

✓ or N/A	Respondents Name <u>Eric Bautista</u>
	Address <u>207 S. Roger Ave</u>
	Case Notes in date order
	Case Cost to date
✓	Property card
✓	Tax Record
✓	Deed Information
✓	Complaint/Request
✓	Copy of LDR or DCCO section to be cited on Notice of Hearing
✓	Notice to correct (file copy)
✓	Green Card if Received and or Track and confirm information from USP website
-	Original Notice to Correct in the envelope with green card attached if unclaimed
-	Copy of Notice to Correct that was posted and sent by regular Mail
✓	Photograph of posting if applicable
✓	Affidavit of posting or hand delivery
	Photographs of site visits in support of case
	Any correspondence to or from Respondent or Respondents representative
✓	Any other supporting documentation (IE: InCode Information, Division of corporation info, Local Business Tax info, copies of permits, R.O.W forms, ECT.)

Information Legal needs to know: Any special instructions to the Legal department (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 reference the following violations on the Notice of Mandatory Hearing:
LDR Sec 20-1342 Expired Building Permit
(Development without Permit)

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 to Legal Department

Officers Name Sharon Gray Special Master Hearing on: July 16, 2024
 Reviewed by: [Signature] Date: 6/19/24

Request: 4134 Entered on: 04/22/2024 11:04 AM

By: Sarah Milstead

Customer Information

Name: Building Department(Alison)
Address: 201 East oak St., Suite 204
Arcadia, FL 34266

Phone:
Alt. Phone:
Email:

Request Classification**Topic:** Expired Building Permit**Status:** Open**Assigned to:** Sharon Gray**Request type:** Problem**Priority:** Normal**Entered Via:** Phone**Property Address:** 207 S Roger Ave**Property APN:****Description**

Permit Expired #BLDR-16249-2023.

Reason Closed**Date Expect Closed:** 04/30/2024**Enter Field Notes Below****Notes:**

Notes Taken By: _____ **Date:** _____

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Permit Number BLDR-16249-2023

Applied Date 05/15/2023

Type Building (Residential) - Roof

Issued Date 05/19/2023

Project Name

Expiration Date 02/15/2024

Status Expired

Finalized Date

Main Parcel 253731022400T00040

Address 207 S ROGER AVE AVE ARCADIA FL

AFFIDAVIT OF NON-COMPLIANCE

The undersigned Gray, Sharon hereby notifies the Special Master that the previous order of the Special Master (CE 2024-047 CE 24-0434) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

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

LDR Sec. 20-1342 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.

Dates of violation:

From 01/05/2026 the date set for compliance (or the date of the most recent prior inspection) To 05/05/2026 the date of my last inspection equals: **120 days in violation, with 1 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$0.00**

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 BAUTISTA ERIC

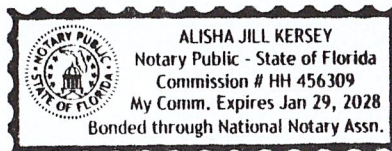
Case # CE 2024-047 24-0434

Sharon Gray
Sharon Gray
Code Enforcement Officer

201 E. Oak Street
Arcadia, Florida 34266

Before me, a notary public in and for said county and state, appeared Sharon Gray, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and subscribed before me this 5th day of May, 2026.

Jill Kersey
Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE CE 2024-047
CE 24-0434

BAUTISTA ERIC
Respondents,

_____/

TO: BAUTISTA ERIC
207 S ROGER AVE
ARCADIA FL 34266

RE: 207 S ROGER AVE, 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 **May 26, 2026 at 10:00 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 **August 31, 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.

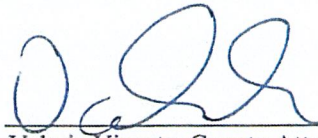
If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this 6th day of May, 2026.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) ☒ Certified Mail, Return Receipt Requested/ or ☐ Regular U.S. Mail on this 7th day of May, 2026.



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

Certified Mailer# 9589071052703540795310

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTINGSTATE OF FLORIDA)
COUNTY OF DESOTO)

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

I posted a true and correct copy of the Affidavit of Violation and The Notice of Mandatory Hearing in Case # SM CE CE 2024-047, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #31-37-25-0224-00T0-0040 / **207 S ROGER AVE, ARCADIA FL 34266**
@ 10:00 a.m / p.m 7th day of May 2026

and

(b) DeSoto County Administration Building, 201
E. Oak Street, Second Floor, Arcadia, Florida
_____ day of _____, 2026.

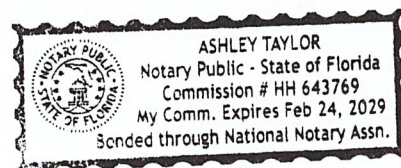
Further, Affiant say eth naught.

Affiant Sharon Gray

Sworn to and subscribed before me this 7 day of May 2026 by Sharon Gray is personally known to me.

Certified Mailing Number: 9589071052703540795310

Ashley Taylor
Notary Public



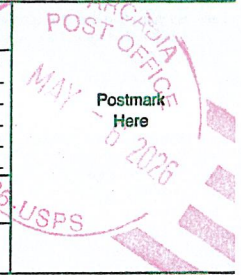
9589 0710 5270 3540 7953 10

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OFFICIAL USE

Certified Mail Fee	\$	5.30
Extra Services & Fees (check box, add fees if appropriate)		
☐ Return Receipt (hardcopy)	\$	4.90
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	1.03
Total Postage and Fees	\$	10.73



Eric Bautista
8225 Blaikie Ct
Sarasota, FL 34240

PS Form 3800, January 7, 2015 See Reverse for Instructions

SPECIAL MASTER HEARING MINUTES
HELD on July 16, 2024 AT 10:00 A.M.
BOARD OF COUNTY COMMISSIONERS MEETING ROOM
ROOM 103, ADMINISTRATION BUILDING
ARCADIA, FLORIDA

The Special Master held a Hearing on July 16, 2024 at 10:00 A.M. with the following persons present:

Connie L. Collins, Special Master
Donald D. Conn, County Attorney
Jorge Hernandez, Code Compliance Director

Thomas Turnbull, Code Enforcement Officer
Sharon Gray, Code Enforcement Officer
Yojaida Hernandez, Transcribing Secretary

CALL TO ORDER

Ms. Connie Collins gave an opening statement regarding the process governing the hearing and the rules of conduct for the Special Master Hearing and administered the oath to all county employees and respondents who would be providing testimony.

CE 2024-042/Eloy Medina & Ana Bertha Torres, 1336 S.E. Hwy 31, Arcadia Florida 34266

The County offered evidentiary documents into the record and presented its case. Thomas Turnbull testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on his personal knowledge of and involvement in the case. The Respondent, Eloy Medina was present and not represented by counsel. The property is located at 1336 S.E. Hwy 31 in Arcadia Florida and zoned RSF-3. Officer Turnbull testified that an initial inspection on April 4, 2024, found two (2) violations of expired permits. Since then, the roof permit has been issued and inspections were completed successfully. The only violation existing today is no permit for the remodeling of home and accessory. Officer Turnbull stated that the Respondents need to obtain a permit for the remodeling and pass all required inspections. Officer Turnbull's last inspection on this property was on July 15, 2024 and the violation continued. Mr. Eloy Medina was present and testified that he is in the process of having the plans reviewed by the Engineer. Mr. Medina stated that he will have the issue resolved soon.

The Special Master found the Respondent in violation and ordered the following: (1) correct the violation within thirty (30) days of this Order. (2) Cease and Desist for a period of two (2) years from any future violation of the DeSoto County Land Development Regulations. (3) Pay case cost in the amount of \$22.63 within ten (10) days from the date of this Order. 4) Failure to comply with the provision of the Order shall subject the Respondent to a non-compliance fine of up to \$250.00 per day, per violation to be imposed for each day that the violation is shown to exist in the future. Fines may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

CE 2024-049/Kendall J. Mitchell & Amber Mitchell, 1110 N.E. Childress Ave. Arcadia Florida 34266

The County offered evidentiary documents into the record and presented its case. Sharon Gray testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on her personal knowledge of and involvement in the case. The Respondent, Amber Mitchell was present and not represented by counsel. The property is located at 1110 N.E. Childress Ave. in Arcadia Florida and zoned RM. Officer Gray testified that an initial inspection found one (1) violation of junk and debris. Officer Gray stated that as of this morning, July 16, 2024 the respondent has brought the property into compliance. County Attorney Donald Conn stated that the County does appreciate Ms. Mitchell's efforts in bringing the property into compliance but the County would like an Order for the case cost

incurred. The Special Master found that the violation was corrected by the property owner and ordered the following: (1) Cease and Desist for a period of two (2) years from any future violation of the DeSoto County Land Development Regulations. (3) Pay case cost in the amount of \$23.14 within ten (10) days from the date of this Order. 4) Failure to comply with the provision of the Order shall subject the Respondent to a non-compliance fine of up to \$500.00 per day, per violation to be imposed for each day that the violation is shown to exist in the future. Fines may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

CE 2023-040/Keith Pedersen and Rebecca Pedersen 11739 S.W. Pine Ave. Arcadia Florida 34266.

The County offered evidentiary documents into the record and presented its case. Thomas Turnbull testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on his personal knowledge of and involvement in the case. The Respondent, Keith Pedersen was present and not represented by counsel. The property is located at 11739 S.W. Pine Ave. in Arcadia Florida and zoned MHSD. Officer Turnbull testified that this case has a previous pending Order dated October 6, 2024 at which time the Order stated two (2) violations, pool in front yard and front fence exceeds the height requirement of DeSoto County Land Development Regulations. Mr. Turnbull testified that he had received an email from Mr. Pedersen dated July 15, 2024 stating that he had cut his fence down to meet the fence requirement height, however the property remained in violation because the pool was still in the front yard. Mr. Pedersen testified that he did cut the fence down to meet requirements but he couldn't do anything about the pool. Mr. Pedersen stated that the pool was there for therapy of his wife's illness. Mr. Pedersen stated that he thought he was covered under Florida Statute 125.42.

Based upon the testimony and evidence presented, the Special Master found the Respondent was in non-compliance with the original Order dated October 6, 2023 and ordered the following: (1) A fine for non-compliance of \$250.00 per day, at 34 days in violation, there being one violation, fine is \$8,500.00 plus current costs of \$21.58 for a total lien of \$8,521.58 to be paid within 30 days of the date of the Order. (2) If not paid within 30 days of the date of the Order, it shall constitute a lien instant against all real and personal property owned by the Respondent in Desoto County. (3) Cease and Desist for a period of two (2) years from any future violation of the DeSoto County Land Development Regulations

CE 2024-047/Eric Bautista, 207 S. Rogers Ave. Arcadia Florida 34266.

The County offered evidentiary documents into the record and presented its case. Sharon Gray testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on her personal knowledge of and involvement in the case. The Respondent, Eric Bautista was present and not represented by counsel. The property is located at 207 S, Rogers Ave in Arcadia Florida and zoned City. Officer Gray testified that there is a violation of an expired permit. Mr. Bautista testified that he didn't know his permit was expired because he never received his notice. Notice was sent to 8225 Blaikie Ct. in Sarasota, which is the address listed on Property Appraiser and Tax Collector. Mr. Bautista stated that he had moved to Port Charlotte recently. The only reason he knew of the hearing was because his contractor informed him. Mr. Bautista stated that his address is 24150 Beatrix Blvd, Apt 1023, Port Charlotte Florida. Mr. Bautista testified that he has already spoken with his contractor and the County will be receiving the paperwork from his contractor for the renewal of the permit. He apologized for the mishap but assured the County that it would get done. Mr. Bautista requested additional time because his mother is sick and for financial reasons he would like a little more time. Based upon the testimony and evidence presented, the Special Master found the Respondent in violation and ordered the following: (1) correct all violations within sixty (60) days of this Order. (2) Cease and Desist for a period of two (2) years from any future violation of the DeSoto County Land Development Regulations. (3) Pay case cost in the amount of

\$21.49 within thirty (30) days from the date of this Order. 4) Failure to comply with the provision of the Order shall subject the Respondent to a non-compliance fine of up to \$250.00 per day, per violation to be imposed for each day that each violation is shown to exist in the future. Fines may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

CE 2020-050/Morris Campbell Estate and Cederic Morris TIC. 11213 S.W. Cedar Avenue, Arcadia FL 34266.

Applicant David Zimmerman was present and not represented by counsel. Mr. Zimmerman was present to request a lien release for Case CE 2020-050 stating that he is the new owner of the property located at 11213 S.W. Cedar Ave in Arcadia Florida. Mr. Zimmerman testified that the property was now in full compliance. Thomas Turnbull testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on his personal knowledge of and involvement in the case. Officer Turnbull testified that he conducted a final inspection of the property on July 15, 2024 and found the property in full compliance. Officer Turnbull stated that the property was in fact under new ownership. The County had no objection in releasing the lien, upon the consideration of payment of \$454.94 for case costs. Based upon the testimony and evidence presented, the Special Master recommended a release of the lien in contingent of payment for case cost in the amount of \$454.94 and ordered the following: The Application for Reduction of Code Enforcement Lien be granted and the lien shall be released.

CE 2022-033/Shareece Sturgis, 1894 S.W. Harlem Circle. Arcadia Florida 34266

The County offered evidentiary documents into the record and presented its case. Thomas Turnbull testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on his personal knowledge of and involvement in the case. The Respondent, Shareece Strugis was not present and not represented by counsel. The property is located at 1894 S.W. Harlem Circle. in Arcadia Florida and zoned RMF-M. Officer Turnbull testified that an initial inspection on March 30, 2024 found three (3) violation of three (3) expired building permits. Officer Turnbull stated that his last inspection was conducted on July 15, 2024 and the three (3) building permits remained expired.

Based upon the testimony and evidence presented, the Special Master found the Respondent in violation and ordered the following: (1) correct all violations within thirty (30) days of this Order. (2) Cease and Desist for a period of two (2) years from any future violation of the DeSoto County Land Development Regulations. (3) Pay case cost in the amount of \$40.46 within thirty (30) days from the date of this Order. 4) Failure to comply with the provision of the Order shall subject the Respondent to a non-compliance fine of up to \$250.00 per day, per violation to be imposed for each day that each violation is shown to exist in the future. Fines may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

CE 2024-041/NAB Enterprise LLC. 1421 S.E. Walston Ave. Arcadia Florida 34266.

The County offered evidentiary documents into the record and presented its case. Thomas Turnbull testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on his personal knowledge of and involvement in the case. The Respondent, NAB Enterprise LLC was not present and not represented by counsel or executor. The property is located at 1421 S.E. Walston Ave. in Arcadia Florida and zoned RMF-M. Officer Turnbull testified that an initial inspection found one violation of remodeling a building without permits. Officer Turnbull stated that his last inspection was on July 15, 2024 and the property remained in violation. Based upon the testimony and evidence presented, the Special Master found the Respondent in violation and ordered the following: (1) correct all violations within thirty (30) days of this Order. (2) Cease and Desist for a period of two (2) years from any future violation of the DeSoto County Land Development Regulations. (3) Pay case cost in the amount of

\$39.41 within thirty (30) days from the date of this Order. 4) Failure to comply with the provision of the Order shall subject the Respondent to a non-compliance fine of up to \$250.00 per day, per violation to be imposed for each day that each violation is shown to exist in the future. Fines may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

CE 2024-043/Fermin Colon Santos, 11784 S.W. County Rd 769, Arcadia Florida 34266.

The County offered evidentiary documents into the record and presented its case. Thomas Turnbull testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on his personal knowledge of and involvement in the case. The Respondent, Fermin Colon Santos was not present and not represented by counsel. The property is located at 11784 S.W. County Rd 769, in Arcadia Florida and zoned RMF-M. Officer Turnbull testified that an initial inspection found two (2) violations, living in an RV, and trash and debris. Officer Turnbull stated that there is debris all over the property and the RV trailer tends to go and come back on the property. Officer Turnbull stated that his last inspection was on July 15, 2024 and the property continued in violation. Based upon the testimony and evidence presented, the Special Master found the Respondent in violation and ordered the following: (1) correct the violations, within ten (10) days of this Order. (2) Cease and Desist for a period of two (2) years from any future violation of the DeSoto County Land Development Regulations. (3) Pay case cost in the amount of \$22.03 within thirty (30) days from the date of this Order. 4) Failure to comply with the provision of the Order shall subject the Respondent to a non-compliance fine of up to \$250.00 per day, per violation to be imposed for each day that each violation is shown to exist in the future. Fines may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

CE 2024-044/Gabriel and Alberta Guvara, 1020 S.E. Olive St. Arcadia Florida 34266.

The County offered evidentiary documents into the record and presented its case. Thomas Turnbull testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on his personal knowledge of and involvement in the case. The Respondents, Gabriel and Alberta Guvara was not present and not represented by counsel. The property is located at 1020 S.E. Olive St. in Arcadia Florida and zoned RMF-M. Officer Turnbull testified that an initial inspection found three (3) violation of a recreational/motor coach is being used for occupancy, which is unlicensed and the property has junk & debris. Officer Turnbull stated that a recreational vehicle can not be used for occupancy. Officer Turnbull stated that his last inspection was on July 15, 2024 and the property continued in violation. Based upon the testimony and evidence presented, the Special Master found the Respondent in violation and ordered the following: (1) correct the violations, within ten (10) days of this Order. (2) Cease and Desist for a period of two (2) years from any future violation of the DeSoto County Land Development Regulations. (3) Pay case cost in the amount of \$22.63 within thirty (30) days from the date of this Order. 4) Failure to comply with the provision of the Order shall subject the Respondent to a non-compliance fine of up to \$250.00 per day, per violation to be imposed for each day that each violation is shown to exist in the future. Fines may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

CE 2024-045/Abdal Zaben, 9 W. Magnolia St. Arcadia Florida 34266

The County offered evidentiary documents into the record and presented its case. Sharon Gray testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on her personal knowledge of and involvement in the case. The Respondent, Abdal Zaben was not present and not represented by counsel. The property is located at 9 W. Magnolia St. in Arcadia Florida and zoned C-1. The City Property Manager, Kimberly Gallamore is aware of the violation. Officer Gray testified that the City of Arcadia and DeSoto County have an interlocal agreement for building Official

Program and therefore Code Enforcement issues Notices about expired permits in the City of Arcadia. Officer Gray testified that one (1) violation was found on this property for an expired. Officer Gray stated that his last inspection was conducted on July 15, 2024 and the building permits remained expired.

Based upon the testimony and evidence presented, the Special Master found the Respondent in violation and ordered the following: (1) correct all violations within thirty (30) days of this Order. (2) Cease and Desist for a period of two (2) years from any future violation of the DeSoto County Land Development Regulations. (3) Pay case cost in the amount of \$22.24 within thirty (30) days from the date of this Order. (4) Failure to comply with the provision of the Order shall subject the Respondent to a non-compliance fine of up to \$250.00 per day, per violation to be imposed for each day that each violation is shown to exist in the future. Fines may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

CE 2024-048/Kimberly J. Lundquist, 11759 S.W. Pine Ave.. Arcadia Florida 34266

The County offered evidentiary documents into the record and presented its case. Sharon Gray testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on her personal knowledge of and involvement in the case. The Respondent, Kimberly J. Lundquist was not present and not represented by counsel. The property is located at 11759 S.W. Pine Ave in Arcadia Florida and zoned MHSD. Officer Gray testified that an initial inspection found two (2) violation of unauthorized dumping and refuse and debris. Officer Gray stated that his violation has been going on since May of 2023. The Last inspection was conducted on July 15, 2024 and the violation remained.

Based upon the testimony and evidence presented, the Special Master found the Respondent in violation and ordered the following: (1) correct all violations within ten (10) days of this Order. (2) Cease and Desist for a period of two (2) years from any future violation of the DeSoto County Land Development Regulations. (3) Pay case cost in the amount of \$26.90 within thirty (30) days from the date of this Order. (4) Failure to comply with the provision of the Order shall subject the Respondent to a non-compliance fine of up to \$250.00 per day, per violation to be imposed for each day that each violation is shown to exist in the future. Fines may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

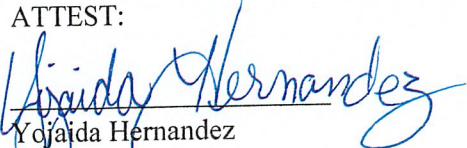
CE 2024-015/Amado Palafox 6742 Pensacola Ave. Arcadia Florida 34266.

The County offered evidentiary documents into the record and presented its case. Thomas Turnbull testified as the County's witness as a Certified Code Enforcement Officer regarding matters in DeSoto County, Florida and based on his personal knowledge of and involvement in the case. The Respondent, Amado Palafox was not present and not represented by counsel. The property is located at 6742 Pensacola Ave. in Arcadia Florida and zoned RM. Officer Turnbull testified that this case has a previous pending Order dated May 6, 2024, which currently has two violations, junk and debris and unpaid case cost. Mr. Turnbull testified that as of July 15, 2024, the property continues in violation.

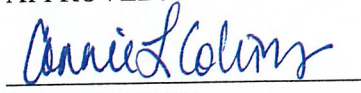
Based upon the testimony and evidence presented, the Special Master found the Respondent was in non-compliance with the original Order dated May 6, 2024 and ordered the following: (1) A fine for non-compliance of \$250.00 per day, at 38 days in violation, there being two violations, fine is \$9,500.00 plus current costs of \$23.53 and previous case cost of \$23.36 for a total lien of \$9,546.89 to be paid within 10 days of the date of the Order. (2) If not paid within 10 days of the date of the Order, it shall constitute a lien instanter against all real and personal property owned by the Respondent in Desoto County. (3) Cease and Desist for a period of two (2) years from any future violation of the DeSoto County Land Development Regulations.

There being no further business, the Special Master adjourned the Hearing at 11:10 A.M.

ATTEST:


Yajaira Hernandez
Transcribing Secretary

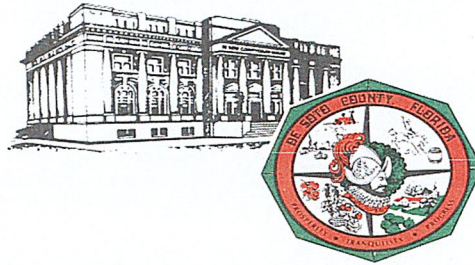
APPROVED:


Connie L. Collins
Special Master

DeSoto County Development Department
Code Enforcement Office

201 East Oak Street
Suite 204
Arcadia, FL 34266

Phone: (863) 491-6165
Fax: (863) 491-6163



COPY

Code Enforcement Case Cost Statement

Case #: CE 2024-047
Property Owner Eric Bautista
Property Address 207 S Roger Ave
Date of Special Master Hearing: 16-Jul-24

Date	Officer Sending Reminder	Description	Amount Due
21-Jan-25	S.Gray	Past Due/Reminder CE2024-047	\$21.49
			\$21.49

Reminder: *Payment can be made at the County Development Department or*

by mail (please include the case number on your check or money order)

***If not paid the case will be turned over to our legal
department for further action.***

REMITTANCE

Case #: CE 2024-047

Date: _____

Amount Due: \$21.49

Amount Enclosed: _____

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,
vs.

Case Number: CE 2024-047

ERIC BAUTISTA,

Respondent.

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 Respondent, Eric Bautista. Respondent was present but not represented by counsel at the hearing. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusions of law.

FINDINGS OF FACT

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

Parcel ID # 31-37-25-0224-00T0-0040

as described by Instrument # 202314003968 in the Official Records of DeSoto County, Florida, and more commonly known as 207 S. Roger Avenue, Arcadia, Florida 34266 (hereinafter the "subject property").

2. At all times material hereto, the subject property was zoned City R-1C.
3. On or about April 22, 2024, County Code Enforcement was informed that the roof permit for the subject property had expired.
4. Follow up research by County Code Enforcement, including as of July 15, 2024, continued to show the permit was still in expired status.
5. The County has alleged that the Respondent has violated DeSoto County Land Development Regulations (LDR) Section 20-1342 which prohibits development without a valid permit.

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

7. Respondent Eric Bautista testified at the hearing and explained he was working with a local contractor to apply for an extension for the permit or a renewed permit. Respondent also testified that the notices previously sent to him as owner were mailed to the address of his roofing company. The address utilized, 8225 Blaikie Court, Sarasota, FL 34240 is the address listed on the Certificate of Title and the Tax Collector's records.

8. Based on this representations of Respondent, DeSoto County did not have an objection with allowing an additional 60 days to obtain the required permit.

9. Petitioner has incurred, or anticipates incurring, costs of \$21.49 in the prosecution of this case.

CONCLUSIONS OF LAW

1. Respondent, by act, conduct, or omission, has created or allowed a condition on the property which is in violation of DeSoto County Land Development Regulations Section 20-1342 – Expired Building Permit.

ORDER

Respondent is hereby ordered to:

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

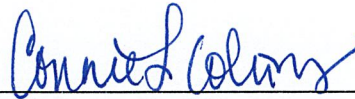
B. Within thirty (60) days of the date of this Order, do all acts necessary to correct the violation. All work subject to the permit shall be inspected and a Certificate of Completion obtained prior to expiration of that permit.

C. Pay costs in the amount of \$21.49 which are assessed against the Respondent in this cause and are payable within 30 days of the date of this Order.

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

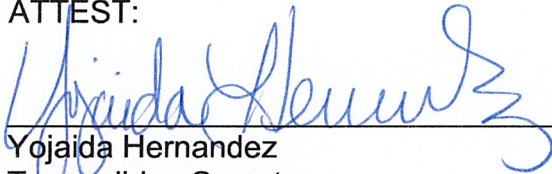
E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including but not limited to, an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED this 2nd day of August, 2024



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

ATTEST:



Yojaida Hernandez
Transcribing Secretary

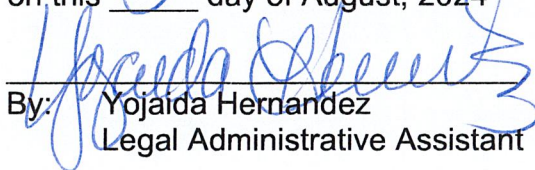
Copies furnished to:

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

Respondent: Eric Bautista, 8225 Blaikie Ct., Sarasota, FL 34240 and

Eric Bautista, 24150 Beatrix Blvd., #1023, Port Charlotte, FL 33954

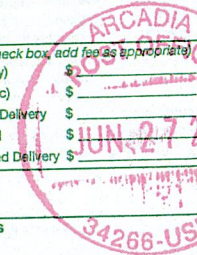
on this 5 day of August, 2024



By: Yojaida Hernandez
Legal Administrative Assistant

9589 0710 5270 0633 1988 98

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	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ <u>8.69</u>
Sent To	
Street and Apt. No., or PO Box	
City, State, ZIP+4®	
Eric Bautista 8225 Blaikie CT Sarasota FL 34240	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



Postmark
Here

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:

Eric Bautista
8225 Blaikie CT
Sarasota FL 34240



9590 9402 8654 3244 4915 72

Article Number (Transfer from service label)

9589 0710 5270 0633 1988 98

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]
B. Received by (Printed Name)

- ☐ Agent
☐ Addressee

C. Date of Delivery

7-1-26

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CASE NO. CE 2024-047

ERIC BAUTISTA

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

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

I posted a true and correct copy of the Affidavit of Violation and The Notice of Mandatory Hearing in Case # CE 2024-047 a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

- (a) Parcel #31-37-25-0224-00T0-0040/**207 S. Roger Ave .**
Arcadia Florida 34266.
@ 12:28 a.m p.m 2nd day of July 2024,

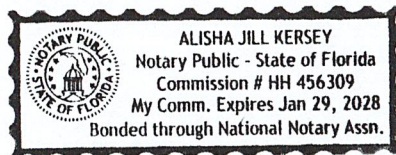
and

- (b) DeSoto County Administration Building, 201
E. Oak Street, Second Floor, Arcadia, Florida
_____ day of _____, 2024.

Further Affiant say eth naught.

Affiant Sharon Gray

Sworn to and subscribed before me this 2nd day of July 2024
by Sharon Gray is personally known to me.



Jill Kersey
Notary Public

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. CE 2024-047

ERIC BAUTISTA

Respondent,

AFFIDAVIT OF VIOLATION

(LDR §.11703 b.)

STATE OF FLORIDA)
COUNTY OF DESOTO)

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

TO: Eric Bautista, 8225 Blaikie Ct. Sarasota Florida, 34240.

An Inspection on May 17, 2024 Code Enforcement Officer visited your property located at **207 S. Roger Ave. Arcadia Florida** and described and zoned as R-1C

Desoto County Tax Parcel Number 31-37-25-0224-00T0-0040 particularly described by Instrument # 202314003968 of the Official Records of DeSoto County, Florida.

The inspection resulted in the findings that your roof permit # BLDR-16249-2023 has expired. Please contact the Building Department to resolve this issue. (863) 993-4811.

1. These are direct violations of DeSoto County Land Development Regulations Section 20-1342 Expired permit.
2. You were previously notified of these violations of the Land Development Regulations by a notice dated May 17, 2024 served by certified mail with return receipt requested/posting.
3. You are hereby notified that you must clear the violation. Contact the Building Department to renew your expired permit.
4. 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.

5. If you fail to correct the violation or if the violation is corrected and then recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

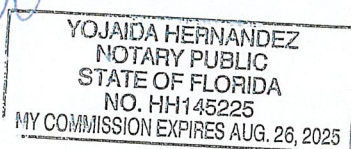
Sharon Gray

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

Sworn to and subscribed before me this 50th day of June, 2024 Affiant is personally known to me.

Yojaida Hernandez

Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. CE 2024-047

ERIC BAUTISTA

Respondents,

_____/

TO: Eric Bautista
8225 Blaikie Ct.
Sarasota Florida 34240

RE: 207 S. Roger Ave, Arcadia, Florida 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 16, 2024 at 10:00 a.m.** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation **AND** have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.

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

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

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

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

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

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

12. You may come with or without an attorney.

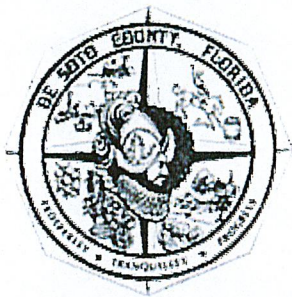
Dated at Arcadia, DeSoto County, Florida, this 20 day of June, 2024.

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 20 day of June, 2024.



Donald D. Conn
Florida Bar Number 0167758
201 East Oak Street, Suite 201
Arcadia Florida 34266



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

COPY

NOTICE to CORRECT VIOLATION

BAUTISTA ERIC
8225 BLAIKIE CT
SARASOTA, FL 34240

RE: 207 S ROGER AVE
PIN #: 31-37-25-0224-00T0-0040
Case No: CE-24-0434

Date: May 17, 2024

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

LDR Sec. 20-1342 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 at **1:27 pm**, the property located at **207 S ROGER AVE** was visited and revealed the following:

Your roof permit# BLDR-16249-2023 has expired. Please contact the Building Department to renew your expired 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 7, 2024

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

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

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

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

Sincerely

Sharon Gray

Sharon Gray
Code Enforcement Officer

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)



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Sharon Gray, duly sworn, deposes and says: That on 5/17/2024 @ 2:09 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
BAUTISTA ERIC
8225 BLAIKIE CT
SARASOTA, FL 34240

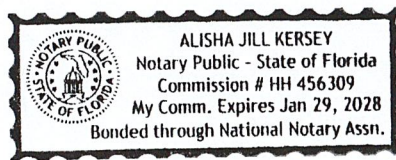
at the following location(s): 207 S ROGER AVE

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

DATE: May 17, 2024

affiant Sharon Gray

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



Alisha Jill Kersey
Notary Public



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

COPY

NOTICE to CORRECT VIOLATION

BAUTISTA ERIC
8225 BLAIKIE CT
SARASOTA, FL 34240

RE: 207 S ROGER AVE
PIN #: 31-37-25-0224-00T0-0040
Case No: CE-24-0434

Date: May 17, 2024

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

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

Facts constituting violation (including date, time, and place of violation): On at **1:27 pm**, the property located at **207 S ROGER AVE** was visited and revealed the following:

Your roof permit# BLDR-16249-2023 has expired. Please contact the Building Department to renew your expired 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 7, 2024

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

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

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

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

Sincerely

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588385388

DESOTO COUNTY BOCC
363-993-4800

REC#: 00241000 3/18/2025 8:21 AM
JPER: SM TERM: 040
REF#: 1148

TRAN: 1000 CODE ENF CASE COST
CL 4 BAUTISTA, E
207 ROGER AVE
001-00003540010000
CODE ENFORCEMENT FI 21.49CR

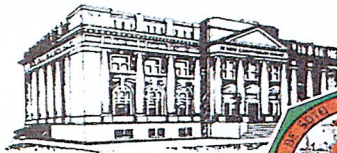
TENDERED: 21.49 CHECK
APPLIED: 21.49-

CHANGE: 0.00

County Development Department Code Enforcement Office

Phone: (863) 491-6165

Fax: (863) 491-6163



Code Enforcement Case Cost Statement

Property Owner: sta
Property Address 207 S Roger Ave
Date of Special Master Hearing: 16-Jul-24

Date	Officer Sending Reminder	Description	Amount Due
21-Jan-25	S.Gray	Past Due/Reminder CE2024-047	\$21.49
			\$21.49

Reminder: Payment can be made at the County Development Department or

by mail (please include the case number on your check or money order)

***If not paid the case will be turned over to our legal
department for further action.***

REMITTANCE

Case #: CE 2024-047

Date: 3-1-25

Amount Due: \$21.49

Amount Enclosed: 21.49

Domestic Mail Only *Not*

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

OFFICIAL USE

Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fees as appropriate)	
☐ Return Receipt (hardcopy)	\$ 4.40
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.03
Total Postage and Fees	\$ 10.73

Postmark Here

ARCAJIA POST OFFICE MAY - 6 2026 34265-USPS

Eric Bautista
8225 Blaikie Ct
Sarasota, FL 34240

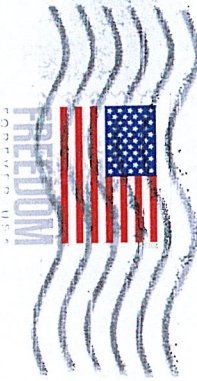
PS Form 3800, January 2020 See Reverse for Instructions

1 ES6L 045E 0425 0720 6956

Eric Bautista
8225 Blaikie Ct
Sarasota, FL 34240

*Received
3/13/25 JG*

TAMPA FL 335
SAINT PETERSBURG FL
4 MAR 2025 PM 5 L



*Reso Landy Development Dept
Cde Enforcement Office*

*201 E. Oak Street
Suite 204*

34265-445154 INT



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

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

OFFICIAL USE

Certified Mail Fee \$ 4.40

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

☒ Return Receipt (hardcopy) \$ 3.65

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ 64

Total Postage and Fees \$ 8.69

Postmark Here

Eric Bautista
 8225 Blaikie CT
 Sarasota, FL 34240

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Eric Bautista
 8225 Blaikie CT
 Sarasota, FL 34240

2. Article Number (Transfer from service label)

9590 9402 8654 3244 5175 48

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail[®]

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

☐ Priority Mail Express[®]

☐ Registered Mail[™]

☐ Registered Mail Restricted Delivery

☒ Signature Confirmation[®]

☐ Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

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

9589 0710 5270 3541 4378 99

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 fees as appropriate)	\$ 4.40
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 74
Total Postage and Fees	\$ 10.44
BAUTISTA ERIC 8225 BLAIE CT SARASOTA, FL 34240	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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.	A. Signature ☒ Agent ☐ Address
1. Article Addressed to: BAUTISTA ERIC 8225 BLAIE CT SARASOTA, FL 34240	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9589 0710 5270 3541 4378 99	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)
9590 9402 8961 4064 9554 25	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt



05/21/2026 09:32

SHARON GRAY
207 S ROGER AVE



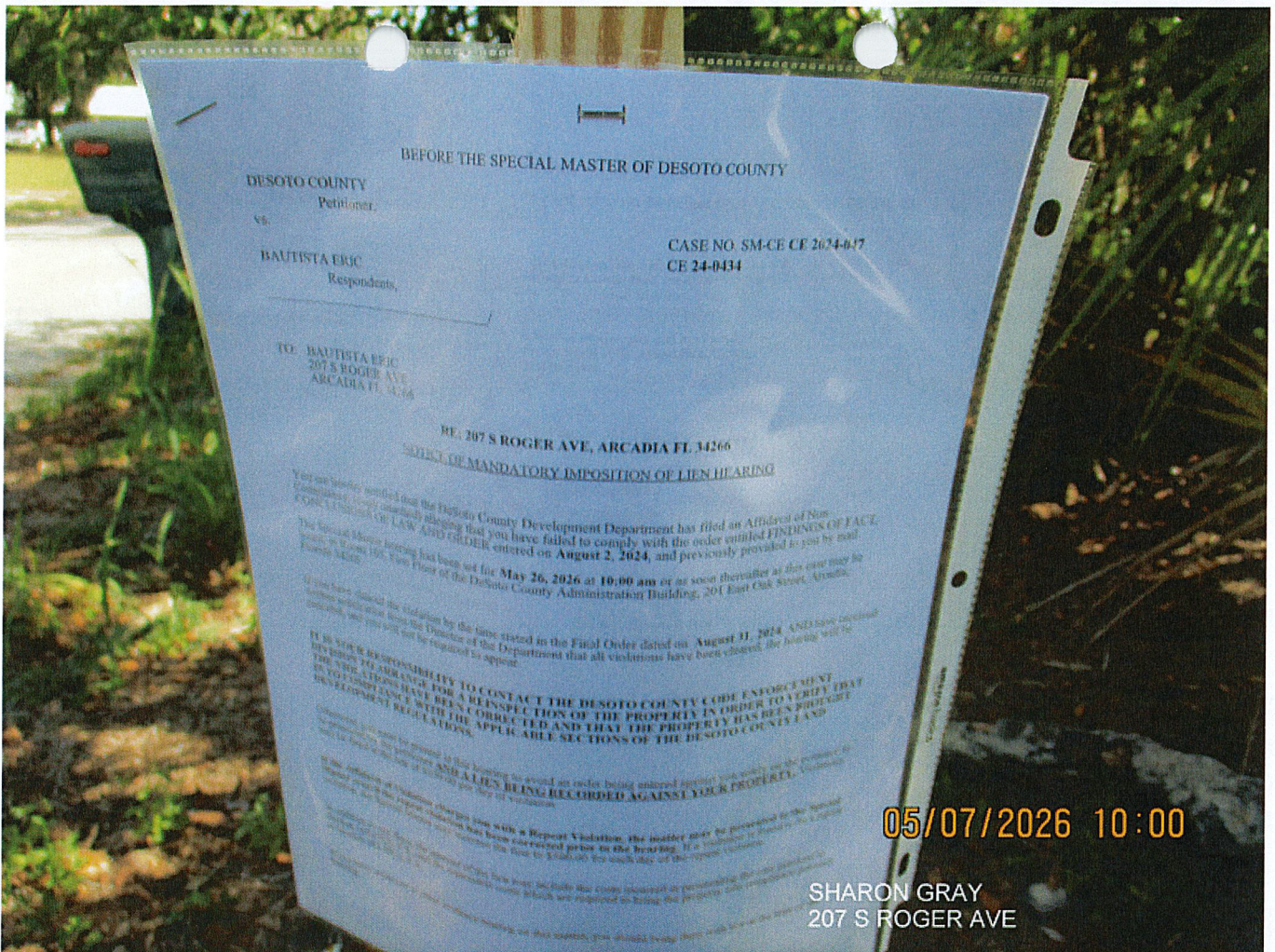
05/18/2026 09:45

SHARON GRAY
207 S ROGER AVE



05/13/2026 10:28

SHARON GRAY
207 S ROGER AVE



SHARON GRAY
207 S ROGER AVE



SHARON GRAY
207 S ROGER AVE



01/21/2026 09:47

SHARON GRAY
207 S ROGER AVE



01/21/2026 09:47

SHARON GRAY
207 S ROGER AVE



01/21/2026 09:47

SHARON GRAY
207 S ROGER AVE

DeSoto County Property Appraiser

Parcel ID: 31-37-25-0224-00T0-0040

Address: 207 S ROGER AVE, ARCADIA

[<< [
Prev 5 of 6 Next
] >>]

Owner: BAUTISTA ERIC

Description: MILLS ADD TO ARCADIA LOTS 4 & 5 BLK T DB275/182 OR 310/292
INST:202314003968



DeSoto County Property Appraiser

Parcel ID: 31-37-25-0224-00T0-0040

Address: 207 S ROGER AVE, ARCADIA

[<<]
Prev 4 of 5 Next
[>>]

Owner: BAUTISTA ERIC

Description: MILLS ADD TO ARCADIA LOTS 4 & 5 BLK T DB275/182 OR 310/292
INST:202314003968





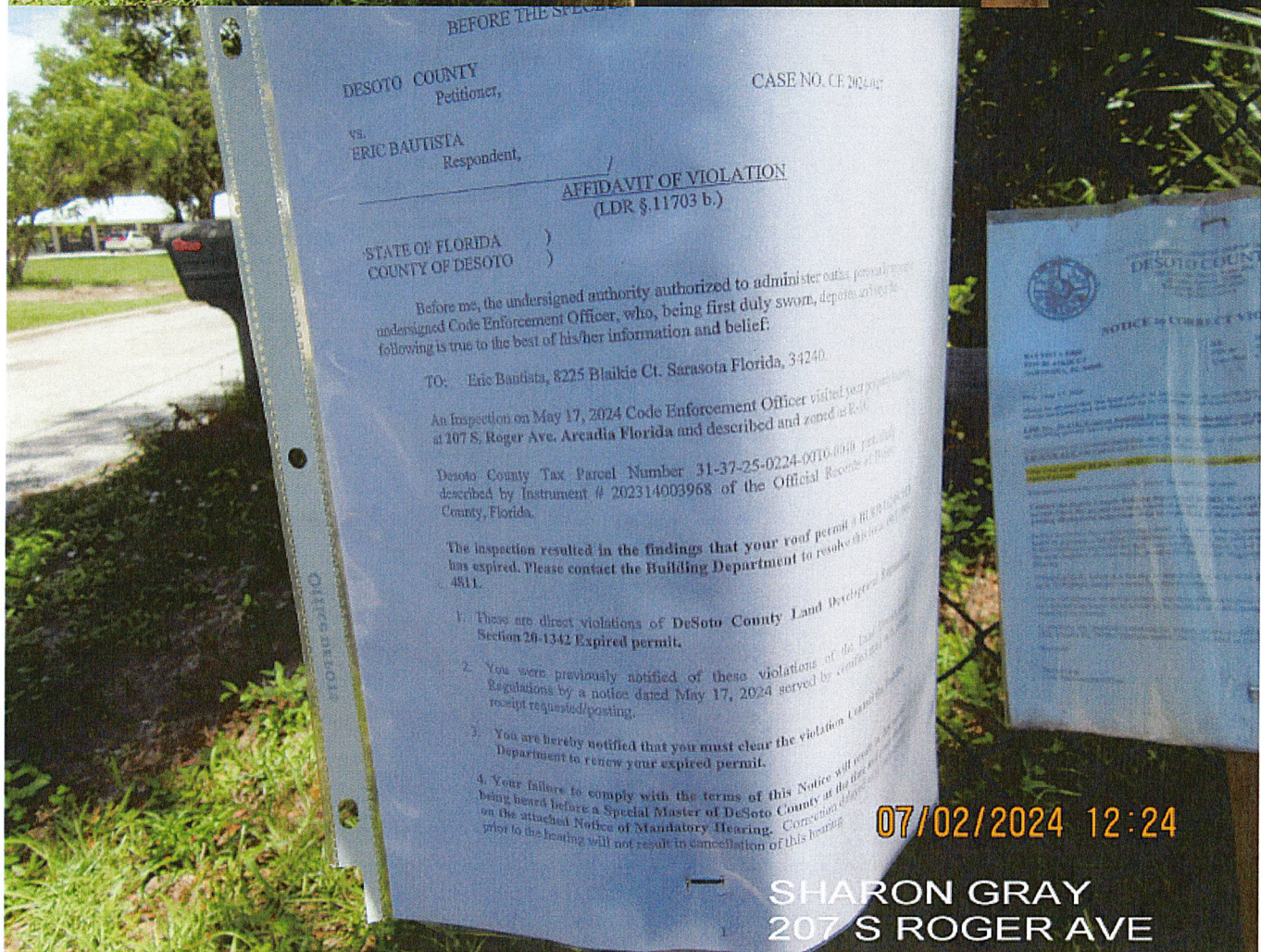
07/15/2024 08:29

SHARON GRAY
207 S ROGER AVE



07/02/2024 12:24

SHARON GRAY
207 S ROGER AVE



07/02/2024 12:24

SHARON GRAY
207 S ROGER AVE



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

BAUTISTA ERIC
8225 BLAIKIE CT
SARASOTA, FL 34240

RE: 207 S ROGER AVE
PIN #: 31-37-25-0224-0078-0040
Case No: CE-24-8434

Date: May 17, 2024

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

LDR Sec. 20-1347 Expired Building Permit (Development permit required): It has been reported that an building permit has expired without having been completed and inspected by the County.

Facts constituting violation (including date, time, and place of violation): On at 1:27 pm, the property located at 207 S ROGER AVE, was visited and revealed the following:

Your roof permit BLDR-16249-2023 has expired. Please contact the Building Department to renew your expired 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 7, 2024**

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

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

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Sincerely,
Sharon Gray
Sharon Gray
Code Enforcement Officer

Office errors

05/17/2024 14:09

SHARON GRAY
207 S ROGER AVE



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

BAUTISTA ERIC
8225 BLAIKIE CT
SARASOTA, FL 34240

RE: 207 S ROGER AVE
PIN #: 31-37-25-0224-0078-0040
Case No: CE-24-8434

Date: May 17, 2024

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Sincerely,
Sharon Gray
Sharon Gray
Code Enforcement Officer

Office errors

05/17/2024 14:09

SHARON GRAY
207 S ROGER AVE