

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0788

PINEDA NIBARDO MATO & PINEDA NILSA CANALES & PINEDA DAVID ET AL JT/ROS

Respondents,

TO: PINEDA NIBARDO MATO & PINEDA NILSA CANALES & PINEDA DAVID ET AL JT/ROS
10856 SW WALKER RD
ARCADIA FL 34266

RE: 10856 SW WALKER RD, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

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

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

CERTIFICATE OF SERVICE

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

Certified Mailing Number: 9589071052702678570509

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

Special Master Mandatory Hearing Case Checklist

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

| | |
|----------|--|
| ? or N/A | Respondents Name <u>PINEDA NIBARDO MATO & PINEDA NILSA CANALES & PINEDA DAVID ET AL JT/ROS</u> Case # <u>24-0788</u> Site Address <u>10856 SW WALKER RD</u> Respondent's Mailing Address <u>10856 SW WALKER RD ARCADIA, FL 34266</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 Mandatory Hearing |
| ✓ | Notice of Mandatory Hearing (file copy) |
| ✓ | Green Card if received, and or Track and Confirm information from the USP website |
| — | Original Notice to Correct in the envelope with the green card attached (if unclaimed) |
| — | Copy of Notice to Correct that was posted and sent by regular Mail |
| ✓ | Photograph of the posting, if applicable |
| ✓ | Affidavit of posting or hand delivery |
| ✓ | Photographs of site visits in support of the case |
| ✓ | Any correspondence to or from the Respondent or the Respondent's representative |
| ✓ | Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.) |

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

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

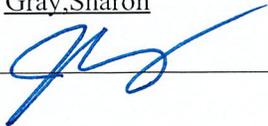
LDR Sec. 20-1342 Development Permit Required
DCCO 13-29 Certificate of Occupancy

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

Special Instructions

Officer's Name Gray, Sharon

Special Master Hearing on: 3/26/26

Reviewed by: 

Date: 3/4/26

SMCE 24-0788

Code Enforcement Case: CE-24-0788

Entered on: 08/27/2024 00:00

Printed on: 03/06/2026

Topic: Development without Permit

Status: Open - N2C issued/Posted

Due Date: 03/06/26

Assigned To: Sharon Gray

Initiated by: Citizen

Area #: RMF-M

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 10856 SW WALKER RD , 34266

Phone:

Cell #:

APN : 24-39-23-0000-0140-0000

Owner Information

Owner Name: PINEDA NIBARDO MATO & PINEDA NILSA CANALES & PINEDA DAVID ET AL JT/ROS

Address: 10856 SW WALKER RD

ARCADIA, FL 34266

Phone:

Cell #:

Actions

| Action | By | Date | Time | Note/Observation |
|---|-----------------|------------|----------|---|
| Complaint | Sharon Gray | 08/27/2024 | 4:58 pm | Request 4641-CATHERINE SCOTT - OVERGROWN GRASS & UNLICENSED VEHICLES. |
| Inspection / Site Visit | Sharon Gray | 08/28/2024 | 1:42 pm | Site visit photos taken the property is not overgrown and I didn't see any unlicensed vehicles. |
| Case Notes | Sharon Gray | 08/29/2024 | | After some research I found that permits was never applied for or issued for the mobile home. There is also a deck and shed with out permits. |
| Notice of Violation | Sharon Gray | 09/09/2024 | 10:13 am | > Inspection Time:1:42 pm, Send to (Owner - Cert no=9589071052700462265051), Extra days(0) |
| Mail and Post Notice to Correct Violation | Sharon Gray | 09/09/2024 | 2:07 pm | Posted and mailed notice to correct photos taken. |
| Case Notes | Sharon Gray | 09/10/2024 | | Mr. Pineda has been in the office and he is working with Jackie to try and resolve the matter. He bought the property with the mobile home and it is a used mobile home and he doesn't have the title for the mobile so he can have the used mobile home pre inspection done. But he has been and is working on it. |
| E-mail Correspondence | Sharon Gray | 09/11/2024 | 10:52 am | Good morning – Please be advised that the current property owner for the above referenced address is currently working on rectifying the code violation. Will provide updates, as they become available. Thank you, Jacqueline Douglas Permit Technician |
| Return Receipt Received | Sharon Gray | 10/04/2024 | | Received signed green card |
| Case Notes | Thomas Turnbull | 10/29/2024 | 7:34 am | A zoning request was done, ZNVF-22752-2024 |

| | | |
|-----------------------|-----------------------------------|--|
| E-mail Correspondence | Sharon 12/31/2024 8:52 am Gray | Jackie, Was working with Mr. Pineda to get permits for the installation of a single wide mobile home. I am checking to see if permits for the single wide mobile home was ever applied for or issued for 10856 SW Walker Rd? Best Regards, Sharon Sharon Gray Code Enforcement Officer |
| E-mail Correspondence | Sharon 01/13/2025 8:16 am Gray | Jackie, I know that you was working with Mr. Pineda to help him get a permit for his home at 10856 SW Walker after he was sold it and it never had permits. I see there is zoning verification# ZNVF-22752-2024. Just checking on the status. Best Regards, Sharon Sharon Gray Code Enforcement Officer |
| E-mail Correspondence | Sharon 01/13/2025 9:17 am Gray | Mr. Pineda comes in regularly with updates. He is running into difficulties finding a mobile home installer to assume someone else's work. At this time, there is currently no permit. Jacqueline Douglas Permit Technician |
| E-mail Correspondence | Sharon 06/03/2025 2:53 pm Gray | Jackie, Just checking on the status of this permit # BLDR-23659-2025? Best Regards, Sharon Sharon Gray Code Enforcement Officer |
| E-mail Correspondence | Sharon 06/04/2025 1:41 pm Gray | Sharon – Last I spoke with Mr. Pineda in person, we got him in contact with another MH installer, as Nijuan did not follow through. I tried to call today but did not get an answer and the mailbox is not set up for messages. Jacqueline Douglas Permit Technician |
| E-mail Correspondence | Sharon 08/21/2025 2:11 pm Gray | Jackie, I see that the status says pending. Just checking on the status of the permit. Best Regards, Sharon Permit Number BLDR-23659-2025 Applied Date 02/14/2025 Type Building (Residential) - Manufactured Home Issued Date |

Project Name
Expiration Date
Status Ready to Issue - PENDING
Finalized Date
Main Parcel 24-39-23-0000-0140-0000
Address 10856 SW WALKER RD ARCADIA
FL

Sharon Gray

E-mail Correspondence

Sharon 08/21/2025 3:12 pm
Gray

Sharon –

The status has remained the same, since 2/20/2025. The property owner has a phone voicemail, that does not allow for messages. The contractor has been asked multiple times to follow up.

The only pending matter, is a Septic permit or a letter from the Health Department, stating there is an existing septic that can be used.

Jacqueline Douglas
Permit Technician

E-mail Correspondence

Sharon 08/21/2025 3:43 pm
Gray

Good afternoon,

This is a project we were lending assistance to. I'll contact the owner and get it resolved.

Michele Holton

On Thu, Aug 14, 2025 at 11:50 AM Jackie Douglas <j.douglas@desotobocc.com> wrote:
Good morning,

Following up on this permit. Please advise if the septic has been taken care of.

Please provide a response within 10 business days to building@desotobocc.com; failure to correct the application within 10 business days may result in denial of the application. FS 553.79(16)(b)."

Jacqueline Douglas
Permit Technician
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Office: 863-993-4811
Fax: 863-491-6163
j.douglas@desotobocc.com
www.desotobocc.com

From: Polk Trust
[mailto:nypolkretrust100@gmail.com]
Sent: Monday, March 17, 2025 12:59 PM
To: Jackie Douglas
<j.douglas@desotobocc.com>
Cc:
MURRAYMOBILESERVICES@GMAIL.COM;
Building Dept <Building@desotobocc.com>
Subject: Re: BLDR-23659-2025 (10856 SW WALKER RD ARCADIA, FL)

Thank you for the update.

On Mon, Mar 17, 2025 at 12:58 PM Jackie Douglas <j.douglas@desotobocc.com> wrote:

The Worker's Compensation has been received and updated.

The above permit is still pending the septic.

Jacqueline Douglas
Permit Technician
DeSoto County Board of County
Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL
34266
Office: 863-993-4811
Fax: 863-491-6163
j.douglas@desotobocc.com
www.desotobocc.com

From: Polk Trust
[mailto:nypolkretrust100@gmail.com]
Sent: Monday, March 17, 2025 12:34 PM
To: Jackie Douglas
<j.douglas@desotobocc.com>
Cc:
MURRAYMOBILESERVICES@GMAIL.COM;
Building Dept <Building@desotobocc.com>
Subject: Re: BLDR-23659-2025 (10856 SW
WALKER RD ARCADIA, FL)

Good afternoon,

Please see the attached. If any additional information is needed, please don't hesitate to contact me. Thank you

Michele Holton

On Thu, Feb 20, 2025 at 1:22 PM Jackie Douglas <j.douglas@desotobocc.com> wrote:

This email originated inside of Desoto County BOCC.

Good afternoon,

The plans have been approved. Please provide the following:

- Updated WC for Emmit Murray
- Septic letter, Receipt or other documentation from health department.

Thank you

Jacqueline Douglas
Permit Technician
DeSoto County Board of County
Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL
34266
Office: 863-993-4811
Fax: 863-491-6163
j.douglas@desotobocc.com
www.desotobocc.com

How was my service today? Please feel free

to report your experience at:
 feedback@desotobocc.com E-mail
 addresses are public record under Florida
 Law and are not exempt from public-records
 requirements. If you do not want your e-mail
 address to be subject to being released
 pursuant to a public-records request do not
 send electronic mail to this entity. Instead,
 contact this office by telephone or in writing,
 via the United States Postal Service.
 How was my service today? Please feel free
 to report your experience at:
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 addresses are public record under Florida
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 requirements. If you do not want your e-mail
 address to be subject to being released
 pursuant to a public-records request do not
 send electronic mail to this entity. Instead,
 contact this office by telephone or in writing,
 via the United States Postal Service.

| | | | |
|--|----------------------------|----------------|--|
| E-mail Correspondence | Sharon 03/05/2026 8:16 am | Kylee, Gray | What's the mailing address? |
| Special Master Mandatory Hearing Case Submittal Checklist Template | Sharon 03/05/2026 10:54 am | Gray | Send to (Owner) |
| Inspection / Site Visit | Sharon 03/05/2026 1:38 pm | Gray | Site visit photos taken |
| E-mail Correspondence | Sharon 03/05/2026 3:58 pm | Gray | Amanda, Are there any active permits that have been applied for or issued for a single wide mobile home setup for 10856 SW Walker Rd? Best Regards, Sharon Sharon Gray Code Enforcement Officer |
| E-mail Correspondence | Sharon 03/05/2026 4:03 pm | Gray | One was applied in 2/14/2025 and voided Amanda Damaso Permit Technician– Building Department |
| Turn in for Special Master Hearing | Sharon 03/06/2026 9:03 am | Gray | Turn in for Special Masters Hearing in violation |

Violations

| # | Violation Type | Due Date | Status | Closed Date |
|---|---|----------|--------|-------------|
| 1 | LDR Sec. 20-1342 - Development Permit Required Corrections Required:Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits | | Open | |
| 2 | DCCO 13-29 - Certificate of Occupancy Corrections Required:obtain a certificate of occupancy or certificate of compliance | | Open | |

Additional Addresses

Address Type:Complainant
 Name:CATHERINE SCOTT
 Address:10492 SW WALKER RD
 ARCADIA, FL 34266

Phone:(863) 303-3099 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 3/5/2026

Parcel: << 24-39-23-0000-0140-0000 (2088) >>

Owner & Property Info

Result: 1 of 1

| | | | |
|--------------|---|--------------|----------|
| Owner | PINEDA NIBARDO MATO & PINEDA NILSA CANALES & PINEDA DAVID ET AL JT/ROS ARCADIA, FL 34266 | | |
| Site | 10856 SW WALKER RD, ARCADIA | | |
| Description* | BEG SW COR TH N 0D10M40S E 793.86 FT TO POB TH CONT SAME LI 132.31 FT TH S 89S21M21S E 330.53 FT TH S 0D12M06S W 132.34 FT TH N 89D21M W 330.44 SUBJ TO 30 FT ESMT ON W INST:201014008981 INST:201914003665 INST:202014004432 INST:202314007534 | | |
| Area | 1 AC | S/T/R | 24-39-23 |
| Use Code** | MOBILE HOME (0200) | Tax District | 7 |

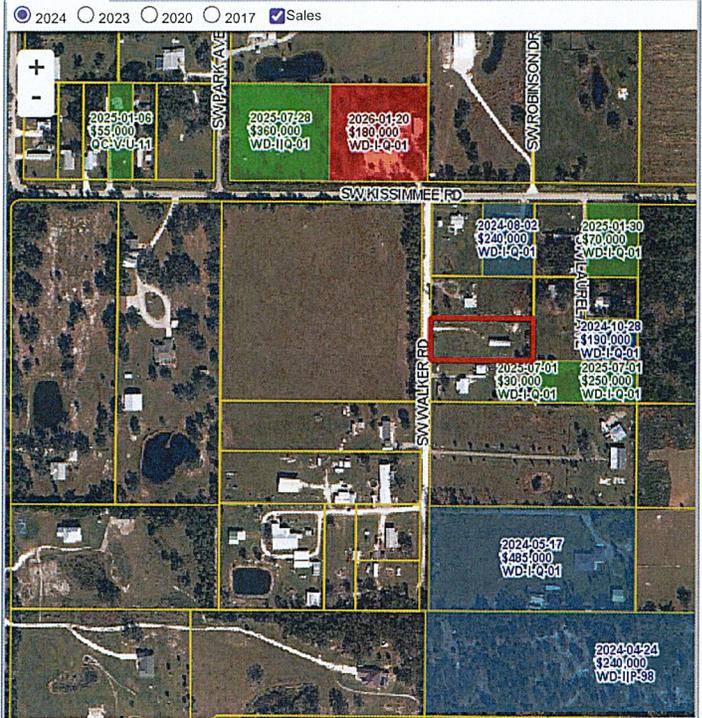
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

| 2024 Certified Values | | 2025 Certified Values | |
|-----------------------|---|-----------------------|--|
| Mkt Land | \$20,000 | Mkt Land | \$20,000 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$95,679 |
| XFOB | \$6,660 | XFOB | \$10,012 |
| Just | \$26,660 | Just | \$125,691 |
| Class | \$0 | Class | \$0 |
| Appraised | \$26,660 | Appraised | \$125,691 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$26,660 | Assessed | \$125,691 |
| Exempt | \$0 | Exempt | \$0 |
| Total Taxable | county:\$26,660 other:\$26,660 school:\$26,660 | Total Taxable | county:\$125,691 other:\$125,691 school:\$125,691 |

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



Sales History

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

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|--------------|------|-----|-----------------------|-------|
| 7/14/2023 | \$100,000 | 202314007534 | WD | I | Q | 01 |
| 7/31/2020 | \$100 | 202014004432 | QC | I | U | 11 |
| 5/24/2019 | \$28,000 | 201914003665 | WD | V | Q | 01 |
| 10/29/2010 | \$4,800 | 201014008981 | WD | V | U | 30 |
| 5/1/2006 | \$35,000 | 580 / 1674 | WD | V | Q | |
| 2/1/1991 | \$8,250 | 278 / 1105 | WD | V | Q | |
| 3/1/1987 | \$4,500 | 235 / 1260 | QC | V | Q | 01 |
| 7/1/1986 | \$100 | 225 / 1286 | QC | V | U | |
| 8/1/1985 | \$100 | 215 / 128 | QC | V | U | |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch | RES DES MH (0810) | 2006 | 924 | 1262 | \$93,272 |

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

Extra Features & Out Buildings (Codes)

| Code | Desc | Year Blt | Value | Units | Dims |
|------|-----------|----------|------------|--------|---------|
| 1776 | MH-SEPTIC | 2008 | \$3,900.00 | 1.00 | 0 x 0 |
| 1778 | MH-WELL | 2008 | \$1,950.00 | 1.00 | 0 x 0 |
| 1774 | MH-ELECT | 2024 | \$470.00 | 1.00 | x |
| 1996 | SHED-GS | 2024 | \$2,083.00 | 187.00 | 17 x 11 |
| 1996 | SHED-GS | 2024 | \$1,069.00 | 96.00 | 12 x 8 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value | * Zoning |
|------|--------------|----------|------------------------|--------------|------------|----------|
| 0102 | SFR/MH (MKT) | 1.000 AC | 1.0000/1.0000 1.0000 / | \$20,000 /AC | \$20,000 | RMF-M |

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

Search Result: 1 of 1



Navigation & Search Tools

Measure & General Tools

Tool Labels ✕

- Show Layers
- Pan
- Zoom In
- Zoom Out
- Initial View
- Full Extent
- Previous Extent
- Next Extent
- Bookmarks
- Sign In

Navigation

- Point
- Query
- Filter
- Plot Coordinates
- Search Address
- Search Parcels
- Search Hydrants
- Search Streets

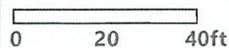
Find Data

Search

File



Basemaps



Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 190500 2025

R 24-39-23-0000-0140-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | TAX AMOUNT |
|--------------------------|--------------|-------------------|
| DESOTO COUNTY | .0068675 | \$863.18 |
| COUNTY LAW ENF | .0029406 | \$369.61 |
| SCHOOL LRE | .0030330 | \$381.22 |
| SCHOOL DISC | .0022480 | \$282.55 |
| SOUTHWEST WATER MGMT | .0001831 | \$23.01 |
| TOTAL AD-VALOREM: | | \$1,919.57 |

**PINEDA NIBARDO MATO &
PINEDA NILSA CANALES &
PINEDA DAVID ET AL JT/ROS
3018 LEISURE PL**

1.000 ACRES
BEG SW COR TH N 0D10M40S E
793.86 FT TO POB TH CONT SAME
LI 132.31 FT TH S 89S21M21S E
330.53 FT TH S 0D12M06S W

NON-AD VALOREM ASSESSMENTS

| TAXING AUTHORITY | TAX AMOUNT |
|------------------------------|-----------------|
| Asmt - EMS | \$115.00 |
| Asmt - FIRE | \$145.00 |
| Asmt - SOLID WASTE | \$45.50 |
| Asmt - SOLID WASTE COLLECT | \$239.30 |
| TOTAL NON-AD VALOREM: | \$544.80 |

| | | | |
|----------------|---------------------|--------------|---------------|
| FAIR MKT VALUE | \$125,691.00 | DIST | 7 |
| ASSESS | \$125,691.00 | EXEMPT VALUE | \$0.00 |
| TAXABLE VALUE | \$125,691.00 | | |

COMBINED TAXES & ASMTS: \$2,464.37

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

**** PAID ****

Exemptions:

**Property Address:
10856 SW WALKER RD ARCADIA 34269**

Last Payment: 11/14/2025 **Receipt Number:** 1800311

Amount Collected: \$2,365.80 **Discount Amount:** \$0.00

Tax Roll Property Summary

| Parcel | Roll Type | Year | Original Gross Tax | Original Assessments | Date Paid | Amount Paid | Total Unpaid |
|--------------------|-----------|------|--------------------|----------------------|------------|-------------|--------------|
| 243923000001400000 | R | 2025 | \$1,919.57 | \$544.80 | 11/14/2025 | \$2,365.80 | \$0.00 |
| 243923000001400000 | R | 2024 | \$415.63 | \$38.00 | 12/4/2024 | \$440.02 | \$0.00 |
| 243923000001400000 | R | 2023 | \$419.22 | \$38.00 | 11/14/2023 | \$438.93 | \$0.00 |
| 243923000001400000 | R | 2022 | \$381.47 | \$38.00 | 12/30/2022 | \$406.89 | \$0.00 |
| 243923000001400000 | R | 2021 | \$406.73 | \$38.00 | 11/29/2021 | \$426.94 | \$0.00 |
| 243923000001400000 | R | 2020 | \$412.07 | \$38.00 | 1/14/2021 | \$441.07 | \$0.00 |
| 243923000001400000 | R | 2019 | \$301.76 | \$38.00 | 11/25/2019 | \$326.17 | \$0.00 |
| 243923000001400000 | R | 2018 | \$286.55 | \$38.00 | 11/26/2018 | \$311.57 | \$0.00 |
| 243923000001400000 | R | 2017 | \$242.21 | \$28.00 | 11/19/2017 | \$259.40 | \$0.00 |
| 243923000001400000 | R | 2016 | \$248.35 | \$28.00 | 11/6/2016 | \$265.30 | \$0.00 |
| 243923000001400000 | R | 2015 | \$268.00 | \$30.00 | 11/16/2015 | \$286.08 | 0.00 |
| 243923000001400000 | R | 2014 | \$245.95 | \$30.00 | 11/14/2014 | \$264.91 | 0.00 |

Prepared by and return to:
JILL C. McCRORY
Attorney at Law
McCrory Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
941-205-1122
File Number: 230303
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of July, 2023 between CATHERINE M. SCOTT f/k/a CATHERINE RHEA SCOTT, a married woman whose post office address is HC1, Box 98, Squires, MO 65755, grantor, and NIBARDO MATO PINEDA, a single man, NILSA CANALES PINEDA, a single women, DAVID PINEDA, a single man, and PEDRO PABLO PINEDA, a single man, as joint tenants with the right of survivorship, and not as tenants in common whose post office address is 3018 Leisure Place, Sarasota, FL 34234, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

A tract or parcel of land lying in Section 24, Township 39 South, Range 23 East, DeSoto County, Florida, being more particularly described as follows:
Begin at the SW corner of Section 24, Township 39 South, Range 23 East; thence North 00° 10' 40" East along West line of said tract 793.86 feet to the Point of Beginning; thence continue same line 132.31 feet; thence South 89° 21' 21" East, 330.53 feet; thence South 00° 12' 06" West, 132.34 feet; thence North 89° 21' 00" West, 330.44 feet to the Point of Beginning.
Together with a 2006 FTWD Manufactured home having VIN #GAFL507A549908A32 as a permanent fixture thereon.

Parcel Identification Number: R 24-39-23-0000-0140-0000

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: HC 1 Box 98, Squires, MO 65755.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in our presence:

Timmy Elliott
First Witness Signature

Catherine M. Scott (Seal)
CATHERINE M. SCOTT f/k/a CATHERINE RHEA SCOTT

Timmy Elliott
First Witness Printed Name

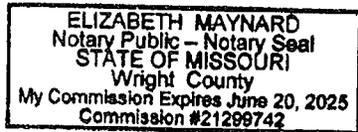
[Signature]
Second Witness Signature

Daina Grouney
Second Witness Printed Name

State of Missouri
County of Douglas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of July, 2023 by CATHERINE M. SCOTT f/k/a CATHERINE RHEA SCOTT, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Elizabeth Maynard
Notary Public

Printed Name: Elizabeth Maynard

My Commission Expires: 6.20.25



DESOTO COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



[Search Again](#)

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

Page Size:

One item found.

1

| Party Name | Party Type | Date | Document Type | Instrument Number | Book/Page | Pages | Consideration Amount | Description |
|---------------------|------------|------------|---------------|-------------------|-----------|-------|----------------------|--|
| PINEDA NIBARDO MATO | T | 07/27/2023 | D | 202314007534 | 0/0 | 2 | \$100,000.00 | A TRACT OR PARCEL OF LAND LYING IN SEC 24, TOWNSHIP 39 S, RG 23 E... View Image |

One item found.

1

Request: 464 Entered on: 08/27/2024 4:58 PM By: Sarah Milstead

Customer Information

Name: CATHERINE SCOTT
Address: 10492 SW WALKER RD
ARCADIA, FL 34266

Phone: (863) 303-3099
Alt. Phone:
Email:

Request Classification

Topic: Overgrown Vegetation
Status: Open
Assigned to: Sharon Gray
Property Address: 10856 SW Walker St

Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN: 24-39-23-0000-0140-0000

Description

OVERGROWN GRASS & UNLICENSED VEHICLES.

Reason Closed

Date Expect Closed: 09/06/2024

Enter Field Notes Below

Notes: No permit for single wide mobile home, shed & deck

Notes Taken By: _____ Date: _____

Record Search Search Results Parcel Details GIS Map

1"=20' SCALE

PAN BOX FULL INFO HOVER DIST SAVE PRINT

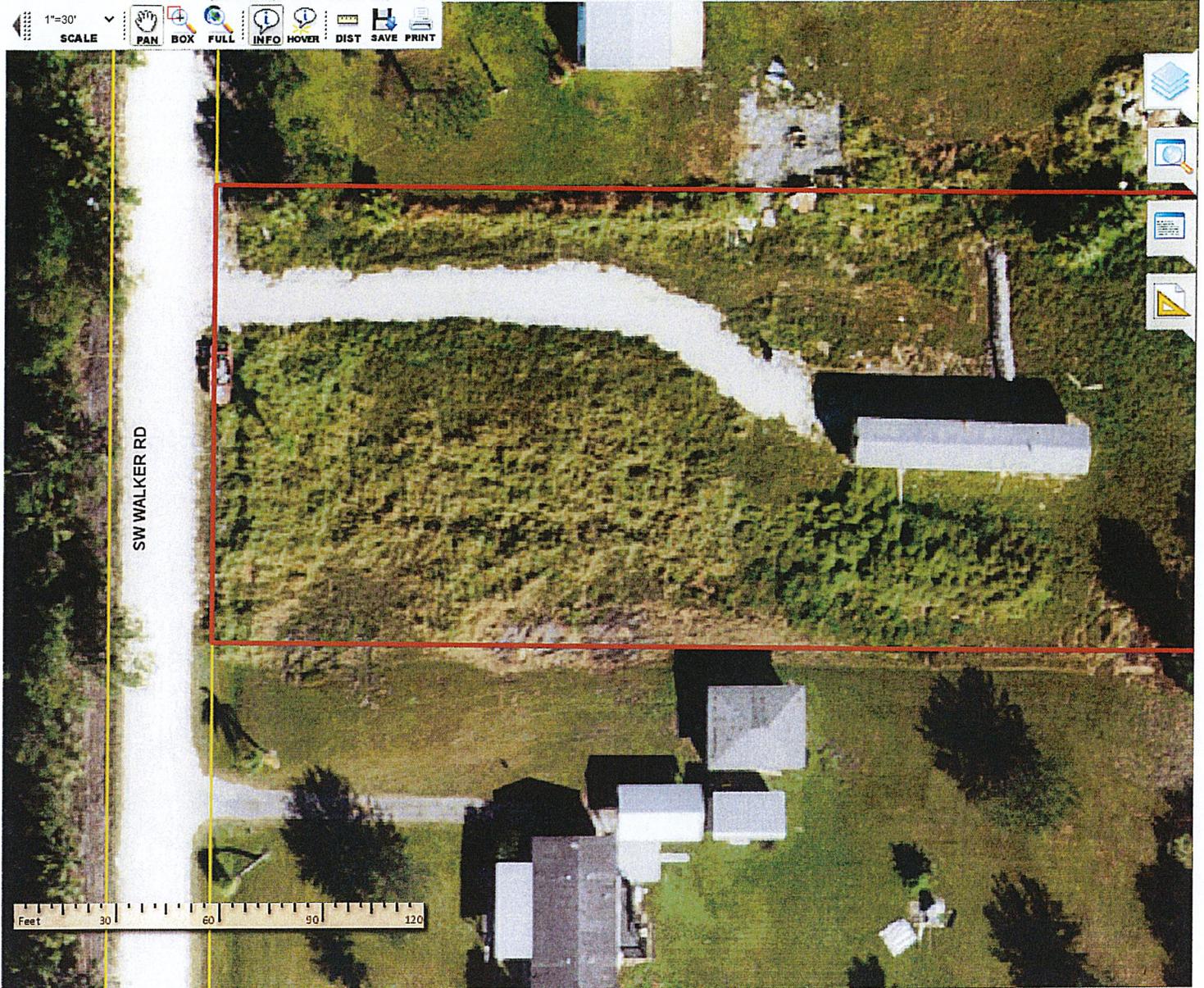


GIS LAYERS

- ▼ Vector Features
 - S/T/R Grid
 - Parcels
 - Street Centerlines
- ▼ Labels
 - Street Names
 - Site Address Points
 - Parcel IDs
 - Lot Lines / Numbers
 - Fire Hydrants
- ▼ Themes
 - Arcadia Historic District
 - Flood Zones
 - Mosaic - Property Owned
 - Mosaic - Mineral Rights
 - Sales by Year
 - Solid Waste Pickup
- Hurricane Ian Imagery
 - 2022 USGS Aerial (1.5' gray)
 - 2022 NOAA Aerial (9" color)
 - 2022 USGS Random Pics
- ▼ Background Aerials
 - None
 - 2024 (6-inch)
 - 2024 raw (6-inch)
 - 2023 (6-inch)
 - 2020 (6-inch)
 - 2017 (6-inch)
 - 2014 (1-foot)
 - 2011 (1-foot)
 - 2010 (1-foot)
 - 2009 (1-foot)
 - 2008 (1-foot)
 - 2007 (1-foot)
 - 2004 (1-foot)

Record Search Search Results Parcel Details GIS Map

1"=30'
SCALE PAN BOX FULL INFO HOVER DIST SAVE PRINT



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)

Sec. 13-29. - Certificate of occupancy.

No building shall be occupied in whole or part and or a certificate of occupancy or certificate of compliance issued without the approval of the AHJ. Failure to obtain a certificate of occupancy or certificate of compliance prior to being an occupied business may, in addition to other remedies, be cause to have issued a citation by the Code Enforcement Officer and pay double of all inspection fees and any penalties as set in Section 13-31.

(Ord. No. 2012-03, § 29, 6-29-2012)



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

**PINEDA NIBARDO MATO &
PINEDA NILSA CANALES &
PINEDA DAVID ET AL JT/ROS
SARASOTA, FL 34234**

**RE: 10856 SW WALKER RD
PIN #: 24-39-23-0000-0140-0000
Case No: CE-24-0788**

Date: September 9, 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 Development Permit Required: Development is the carrying out of any building activity. No development activity shall be undertaken unless authorized by a Development Permit.

DCCO 13-29 Certificate of Occupancy: No building shall be occupied in whole or part and or a certificate of occupancy or certificate of compliance issued without the approval of the AHJ. Failure to obtain a certificate of occupancy or certificate of compliance prior to being an occupied business may, in addition to other remedies, be cause to have issued a citation by the Code Enforcement Officer and pay double of all inspection fees and any penalties as set in Section 13-31.

Facts constituting violation (including date, time, and place of violation): On **August 28, 2024** at **1:42 pm**, the property located at **10856 SW WALKER RD** was visited and revealed the following:

There is a mobile home, deck and shed on the property without permits. Please contact the Planning Department at 863-993-4806 to start permitting process for the mobile home, deck and shed.

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

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits obtain a certificate of occupancy or certificate of compliance

Due by: September 24, 2024

Due by: September 24, 2024

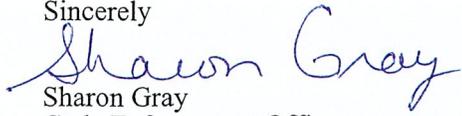
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation 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

A handwritten signature in blue ink that reads "Sharon Gray". The signature is written in a cursive style with a large initial 'S' and 'G'.

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052700462265051

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 \$ <u>4.85</u> Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ <u>2.69</u> Total Postage and Fees \$ <u>9.64</u> | POST OFFICE SARASOTA, FL SEP - 9 2017 34234 USPS Postmark Here |
|--|--|

9589 0710 5270 0462 2650 51

Nibardo M Pineda & Nilsa C Pineda & David Pineda
 3018 Leisure PL
 Sarasota, FL 34234

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY | | | | | | | | | | | | | | | | |
|--|---|--|---|--|---|---|--|---|--|--|---|--|--|---------------------------------------|--|---|--|
| <ul style="list-style-type: none"> ■ 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. | <p>A. Signature <u>[Signature]</u> <input type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name) C. Date of Delivery <u>Nibardo Pineda</u> <u>9-1-17</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> | | | | | | | | | | | | | | | | |
| <p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> Nibardo M Pineda & Nilsa C Pineda & David Pineda 3018 Leisure PL Sarasota, FL 34234 </div> | <p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery</td> <td></td> </tr> </table> | <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® | <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ | <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery | <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Signature Confirmation | <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery | <input type="checkbox"/> Collect on Delivery Restricted Delivery | | <input type="checkbox"/> Insured Mail | | <input type="checkbox"/> Insured Mail Restricted Delivery | |
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ | | | | | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" type="checkbox"/> Signature Confirmation | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Insured Mail | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | | | | | | | | | | | | | | | | | |
| <p>2. Article Number (Transfer from service label)</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> 9590 9402 8654 3244 4937 05 </div> | <p style="font-size: 1.5em; font-weight: bold;">9 0710 5270 0462 2650 51</p> | | | | | | | | | | | | | | | | |

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

Return Receipt



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 9/9/2024 @ 2:07 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
PINEDA NIBARDO MATO &
PINEDA NILSA CANALES &
PINEDA DAVID ET AL JT/ROS
SARASOTA, FL 34234

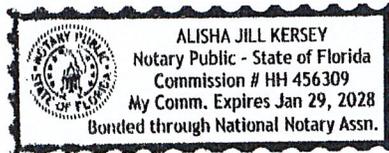
at the following location(s): 10856 SW WALKER RD

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

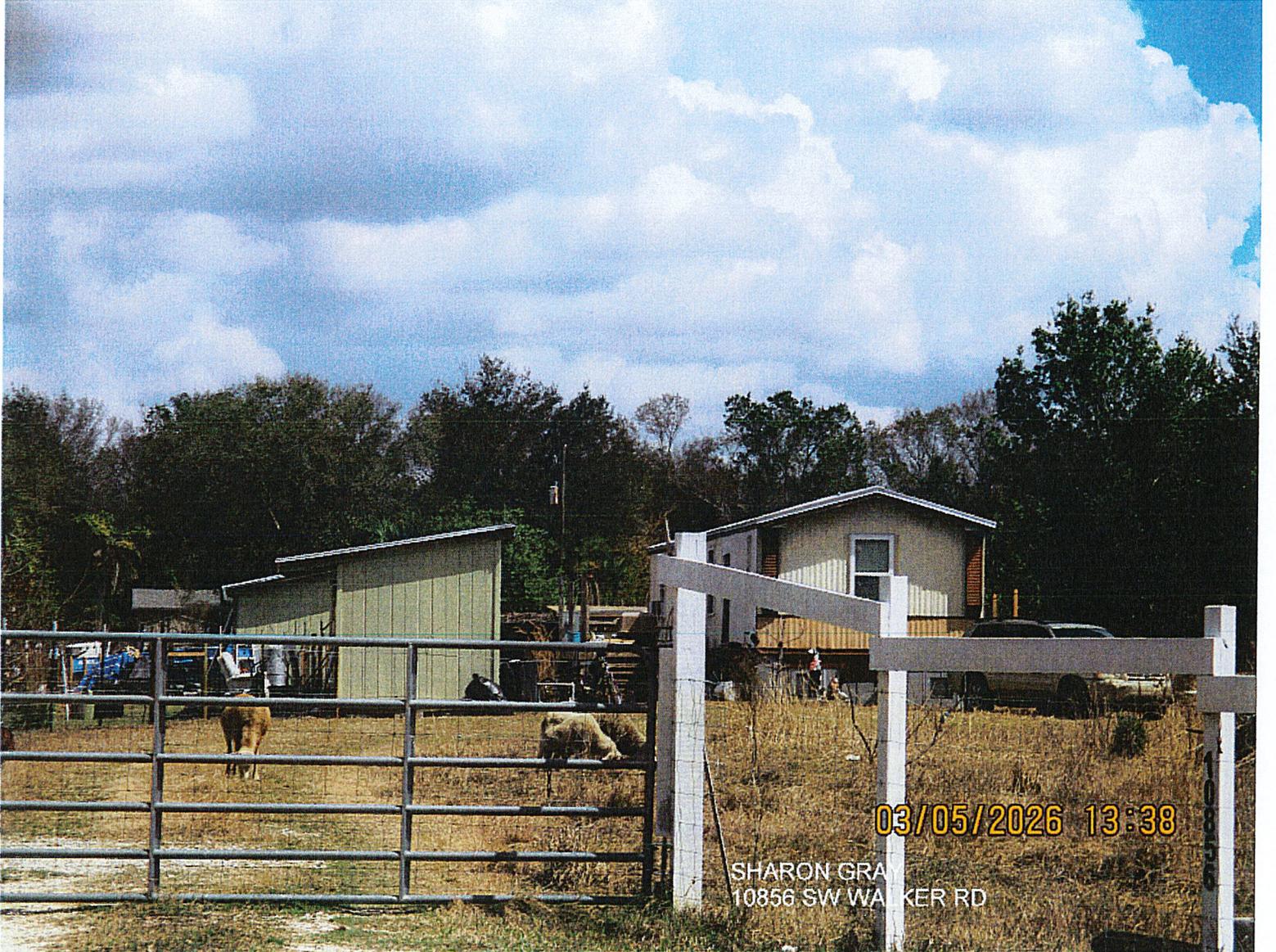
DATE: September 9, 2024

affiant Sharon Gray

Sworn to and subscribed before me this 10th day of September, 2024 by
Sharon Gray who is personally known _____ OR Produced Identification



Jill Kersey
Notary Public



03/05/2026 13:38

SHARON GRAY
10856 SW WALKER RD



09/09/2024 14:08

SHARON GRAY
10856 SW WALKER RD



08/28/2024 13:42

SHARON GRAY
10856 SW WALKER RD



08/28/2024 13:42

SHARON GRAY
10856 SW WALKER RD



08/28/2024 13:42

SHARON GRAY
10856 SW WALKER RD

Sharon Gray

From: Amanda Damaso
Sent: Thursday, March 5, 2026 4:03 PM
To: Sharon Gray
Subject: RE: 10856 SW Walker Rd

One was applied in 2/14/2025 and voided

| Permit Number | Permit Type | Permit Work Class | Address |
|-----------------|--------------------------|-----------------------------|--------------------------------------|
| BLDR-23659-2025 | Building (Residential) | Manufactured Home | 10856 SW WALKER ARCADIA, FL |
| ZNVF-22752-2024 | Zoning Verification | Major | 10856 SW WALKER ARCADIA, FL |
| ELER-20773-2024 | Electrical (Residential) | Alteration, Remodel, Repair | 10856 SW WALKER ARCADIA, FL 34269 |
| ZNVF-9259-2022 | Zoning Verification | Minor | 10856 SW WALKER ARCADIA, FL 34266 |
| 0701481 | Building (Residential) | Manufactured Home | 10856 SW WALKER |

Amanda Damaso

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

a.damaso@desotobocc.com

www.desotobocc.com



From: Sharon Gray <s.gray@desotobocc.com>
Sent: Thursday, March 5, 2026 3:58 PM
To: Amanda Damaso <a.damaso@desotobocc.com>
Subject: 10856 SW Walker Rd

This email originated inside of Desoto County BOCC.

Amanda,

Are there any active permits that have been applied for or issued for a single wide mobile home setup for 10856 SW Walker Rd?

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: Sharon Gray
Sent: Thursday, March 5, 2026 3:58 PM
To: Amanda Damaso
Subject: 10856 SW Walker Rd

Amanda,

Are there any active permits that have been applied for or issued for a single wide mobile home setup for 10856 SW Walker Rd?

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





Public Information

Search

All

for

BLDR-23659-2025

Exact Phrase

Search

Reset

Export

Found 1 result

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



Permit Number BLDR-23659-2025

Applied Date 02/14/2025

Type Building (Residential) - Manufactured Home

Issued Date

Project Name

Expiration Date

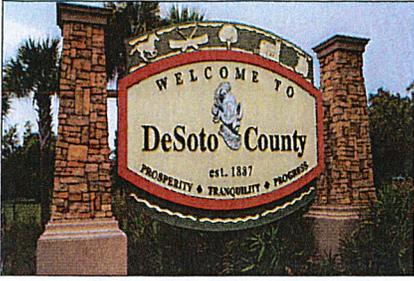
Status Void

Finalized Date

Main Parcel 24-39-23-0000-0140-0000

Address 10856 SW WALKER RD ARCADIA FL

Results per page 1 - 1 of 1



Login or Register ()

Development Department



Permit Number: BLDR-23659-2025

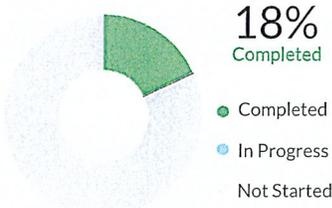
Permit Details () | Tab Elements () | Main Menu ()

^ (.multi-collapse)

| | | | |
|---------------|---|-----------------|------------|
| Type: | Building (Residential) - Manufactured Home | Status: | Void |
| Applied Date: | 02/14/2025 | Project Name: | |
| District: | DeSoto County | Issue Date: | |
| Square Feet: | 792.00 | Expire Date: | |
| | | Valuation: | \$2,500.00 |
| | | Finalized Date: | |
| Description: | VOIDED - NO RESPONSE FROM APPLICANT/CONTRACTOR REGARDING REQUIRED SUBMITTAL DOCUMENTS - 12' X 66' MOBILE HOME | | |

- Summary
- Locations
- Fees
- Reviews
- Inspections
- Attachments
- Contacts
- Sub-Records
- Holds

Progress



Fees
\$0.00

[View Details](#)

Workflow

- Manufactured Home - Pre Inspection - Passed : 02/14/2025
- Building Review (Mfg. Home) - Passed : 02/20/2025
- Confirm Application Complete
- Issue Permit
- Manufactured Home - Block & Ties

Available Actions

No Actions

Sharon Gray

From: Jackie Douglas
Sent: Thursday, August 21, 2025 3:43 PM
To: Sharon Gray
Subject: FW: BLDR-23659-2025 (10856 SW WALKER RD ARCADIA, FL)

Jacqueline Douglas

Permit Technician

DeSoto County Board of County Commissioners

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

Office: 863-993-4811

Fax: 863-491-6163

j.douglas@desotobocc.com

www.desotobocc.com



From: Polk Trust [mailto:nypolkretrust100@gmail.com]
Sent: Monday, August 18, 2025 4:04 PM
To: Jackie Douglas <j.douglas@desotobocc.com>
Subject: Re: BLDR-23659-2025 (10856 SW WALKER RD ARCADIA, FL)

Good afternoon,

This is a project we were lending assistance to. I'll contact the owner and get it resolved.

Michele Holton

On Thu, Aug 14, 2025 at 11:50 AM Jackie Douglas <j.douglas@desotobocc.com> wrote:

Good morning,

Following up on this permit. Please advise if the septic has been taken care of.

Please provide a response within 10 business days to building@desotobocc.com; failure to correct the application within 10 business days may result in denial of the application. FS 553.79(16)(b)."

Jacqueline Douglas

Permit Technician

DeSoto County Board of County Commissioners

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

Office: 863-993-4811

Fax: 863-491-6163

j.douglas@desotobocc.com

www.desotobocc.com



From: Polk Trust [mailto:nypolkretrust100@gmail.com]

Sent: Monday, March 17, 2025 12:59 PM

To: Jackie Douglas <j.douglas@desotobocc.com>

Cc: MURRAYMOBILESERVICES@GMAIL.COM; Building Dept <Building@desotobocc.com>

Subject: Re: BLDR-23659-2025 ([10856 SW WALKER RD ARCADIA, FL](#))

Thank you for the update.

On Mon, Mar 17, 2025 at 12:58 PM Jackie Douglas <j.douglas@desotobocc.com> wrote:

The Worker's Compensation has been received and updated.

The above permit is still pending the septic.

Jacqueline Douglas

Permit Technician

DeSoto County Board of County Commissioners

[201 E. Oak Street, Suite 204, Arcadia, FL 34266](#)

Office: 863-993-4811

Fax: 863-491-6163

j.douglas@desotobocc.com

www.desotobocc.com



From: Polk Trust [mailto:nypolkretrust100@gmail.com]

Sent: Monday, March 17, 2025 12:34 PM

To: Jackie Douglas <j.douglas@desotobocc.com>

Cc: MURRAYMOBILESERVICES@GMAIL.COM; Building Dept <Building@desotobocc.com>

Subject: Re: BLDR-23659-2025 ([10856 SW WALKER RD ARCADIA, FL](#))

Good afternoon,

Please see the attached. If any additional information is needed, please don't hesitate to contact me. Thank you

Michele Holton

On Thu, Feb 20, 2025 at 1:22 PM Jackie Douglas <j.douglas@desotobocc.com> wrote:

This email originated inside of Desoto County BOCC.

Good afternoon,

The plans have been approved. Please provide the following:

- Updated WC for Emmitt Murray
- Septic letter, Receipt or other documentation from health department.

Thank you

Jacqueline Douglas

Permit Technician

DeSoto County Board of County Commissioners

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

Office: 863-993-4811

Fax: 863-491-6163

j.douglas@desotobocc.com

www.desotobocc.com



How was my service today? Please feel free to report your experience at: feedback@desotobocc.com E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

How was my service today? Please feel free to report your experience at: feedback@desotobocc.com E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

How was my service today? Please feel free to report your experience at: feedback@desotobocc.com E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

Sharon Gray

From: Jackie Douglas
Sent: Thursday, August 21, 2025 3:12 PM
To: Sharon Gray
Cc: Building Dept
Subject: RE: 10856 SW Walker Rd - BLDR-23659-2025

Sharon –

The status has remained the same, since 2/20/2025. The property owner has a phone voicemail, that does not allow for messages. The contractor has been asked multiple times to follow up.

The only pending matter, is a Septic permit or a letter from the Health Department, stating there is an existing septic that can be used.

Jacqueline Douglas

Permit Technician

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

Office: 863-993-4811

Fax: 863-491-6163

j.douglas@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Thursday, August 21, 2025 2:11 PM
To: Jackie Douglas <j.douglas@desotobocc.com>
Subject: RE: 10856 SW Walker Rd - BLDR-23659-2025

Jackie,

I see that the status says pending. Just checking on the status of the permit.

Best Regards,
Sharon

Permit Number **BLDR-23659-2025**
Applied Date 02/14/2025
Type Building (Residential) - Manufactured Home
Issued Date
Project Name
Expiration Date

Status Ready to Issue - PENDING
Finalized Date
Main Parcel 24-39-23-0000-0140-0000
Address 10856 SW WALKER RD ARCADIA FL

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: Jackie Douglas
Sent: Wednesday, June 4, 2025 1:41 PM
To: Sharon Gray <s.gray@desotobocc.com>
Cc: Building Dept <Building@desotobocc.com>
Subject: RE: 10856 SW Walker Rd - BLDR-23659-2025

Sharon –

Last I spoke with Mr. Pineda in person, we got him in contact with another MH installer, as Nijuan did not follow through. I tried to call today but did not get an answer and the mailbox is not set up for messages.

Jacqueline Douglas

Permit Technician

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

Office: 863-993-4811

Fax: 863-491-6163

j.douglas@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Tuesday, June 3, 2025 2:53 PM

To: Jackie Douglas <j.douglas@desotobocc.com>
Subject: FW: 10856 SW Walker Rd - BLDR-23659-2025

Jackie,

Just checking on the status of this permit # BLDR-23659-2025?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

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From: Jackie Douglas
Sent: Monday, January 13, 2025 9:17 AM
To: Sharon Gray <s.gray@desotobocc.com>
Cc: Building Dept <Building@desotobocc.com>
Subject: RE: 10856 SW Walker Rd

Mr. Pineda comes in regularly with updates. He is running into difficulties finding a mobile home installer to assume someone else's work.

At this time, there is currently no permit.

Jacqueline Douglas

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From: Sharon Gray
Sent: Monday, January 13, 2025 8:16 AM
To: Jackie Douglas <j.douglas@desotobocc.com>
Subject: 10856 SW Walker Rd

This email originated inside of Desoto County BOCC.

Jackie,

I know that you was working with Mr. Pineda to help him get a permit for his home at 10856 SW Walker after he was sold it and it never had permits. I see there is zoning verification# ZNVF-22752-2024. Just checking on the status.

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

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Desk: 863-491-6165

s.gray@desotobocc.com



Sharon Gray

From: Kylee Harrell <kharrell@desotopa.com>
Sent: Thursday, March 5, 2026 10:34 AM
To: Sharon Gray
Subject: Re:

Hey,

It looks like it matches the property address.

The mailing address we have on file is:
10856 SW Walker Rd
Arcadia FL 34266

Thank you,
Kylee Harrell
Deed Analyst for
David A. Williams, C.F.A, C.C.F
DeSoto County Property Appraiser
P.O. Box 311
Arcadia, FL 34266
Phone: (863)993-4866
www.desotopa.com

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Thursday, March 5, 2026 10:26 AM
To: Kylee Harrell <kharrell@desotopa.com>
Subject:

This email originated inside of Desoto County BOCC.

Kylee,

What's the mailing address?

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

Retrieve Tax Record

Tax Estimator

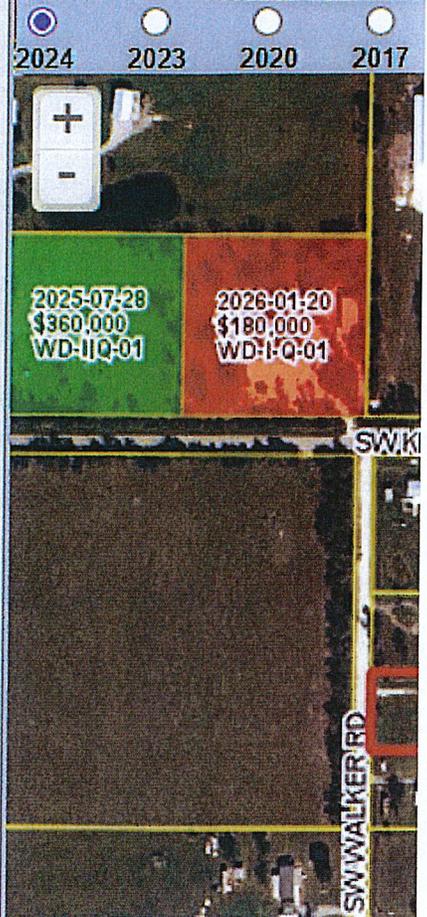
2025 TRIM (pdf)

2025 Property Card

Parcel L

Parcel: << 24-39-23-0000-0140-0000 (2088) >>

Aerial Viewer Building Photo



| Owner & Property Info | | Result: 1 of 1 | |
|---|---|----------------|----------|
| Owner | PINEDA NIBARDO MATO & PINEDA NILSA CANALES & PINEDA DAVID ET AL JT/ROS ARCADIA, FL 34266 | | |
| Site | 10856 SW WALKER RD, ARCADIA | | |
| Description* | BEG SW COR TH N 0D10M40S E 793.86 FT TO POB TH CONT SAME LI 132.31 FT TH S 89S21M21S E 330.53 FT TH S 0D12M06S W 132.34 FT TH N 89D21M W 330.44 SUBJ TO 30 FT ESMT ON W INST:201014008981 INST:201914003665 INST:202014004432 INST:202314007534 | | |
| Area | 1 AC | S/T/R | 24-39-23 |
| Use Code** | MOBILE HOME (0200) | Tax District | 7 |
| <p>*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.</p> <p>**The <u>Use Code</u> 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.</p> | | | |

| Property & Assessment Values | | Apply for Homestead Exemption | |
|------------------------------|----------|-------------------------------|----------|
| 2024 Certified Values | | 2025 Certified Values | |
| Mkt Land | \$20,000 | Mkt Land | \$20,000 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$95,679 |

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer
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How was my service today? Please feel free to report your experience at: feedback@desotobocc.com E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

Sharon Gray

From: Sharon Gray
Sent: Thursday, March 5, 2026 10:26 AM
To: 'Kharrell@desotopa.com'

Kylee,

What's the mailing address?

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

Retrieve Tax Record

Tax Estimator

2025 TRIM (pdf)

2025 Property Card

Parcel L

Parcel: << 24-39-23-0000-0140-0000 (2088) >>

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Result: 1 of 1

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Property & Assessment Values

Apply for Homestead Exemption

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|-----------------------|----------|-----------------------|----------|
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| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$95,679 |

Aerial Viewer Building Photo

2024 2023 2020 2017

2025-07-28
\$360,000
WD-IQ-01

2026-01-20
\$180,000
WD-IQ-01

SW WALKER RD

Best Regards,
Sharon

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