

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0037

Olguin Jacobo Guerrero & Guerrero Fortunata

Respondents,

\_\_\_\_\_/

TO: Olguin Jacobo Guerrero & Guerrero Fortunata  
1928 SE Peach Dr  
ARCADIA FL 34266

**RE: 1928 SE Peach Dr, ARCADIA FL 34266**

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **June 18, 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.

---

Valerie Vicente, County Attorney  
Florida Bar Number 71010  
201 East Oak Street, Suite 201  
Arcadia, Florida 34266  
Certified Mailing Number: 9589071052702678571698

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0037

Olguin Jacobo Guerrero & Guerrero Fortunata

Respondents,

\_\_\_\_\_ /

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

STATE OF FLORIDA     )  
COUNTY OF DESOTO    )

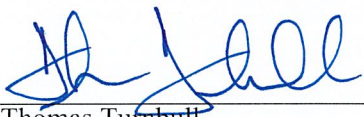
Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: Olguin Jacobo Guerrero & Guerrero Fortunata, 1928 SE Peach Dr, ARCADIA FL 34266.

1. An inspection on May 14, 2026, Code Enforcement Officer visited your property located at 1928 SE Peach Dr, ARCADIA FL 34266 described and zoned as: RSF-3

DeSoto County Tax Parcel Number #06-38-25-0120-00D0-0050 more particularly described by deed or instrument number #201414004416 of the Official Records of DeSoto County, Florida.

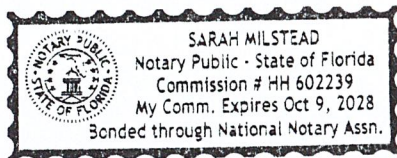
2. **The inspection resulted in the findings that the property is: Expired Building Permit (Development permit required).**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated February 6, 2026 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Contact the Desoto County Building department at (863) 993-4811 and renew your permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.



Thomas Turnbull  
Code Enforcement Officer  
201 E. Oak Street  
Arcadia, Florida 34266

Sworn to and subscribed before me this 18<sup>th</sup> day of May, 2026 Affiant is personally known to me.

  
Notary Public



## Special Master Mandatory Hearing Case Checklist

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

? or N/A	Respondents Name <u>Olguin Jacobo Guerrero &amp;</u> Case # <u>26-0037</u> Site Address <u>1928 SE Peach Dr</u> Respondent's Mailing Address <u>Guerrero Fortunata 1928 SE Peach Dr 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
N/A	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
N/A	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 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**

Building Permit Has Expired again.

Officer's Name Turnbull Thomas

Special Master Hearing on: June 18, 2026

Reviewed by:

Date: 5/18/26

SMCE 26-0037

**Code Enforcement Case: CE-26-0037**

Entered on: 02/04/2026 12:07 PM

Printed on: 05/14/2026

Topic: Development without Permit  
 Due Date: 05/14/26  
 Initiated by: Building Department  
 Hearing Date: 03/26/2026  
 SM Case No: 26-0037

Status: Open - Turn in for SM  
 Assigned To: Thomas Turnbull  
 Area #: RSF-3  
 Hearing Time: 11:00 am

**Permit**

Permit #: \_\_\_\_\_ Business name: \_\_\_\_\_ License #: \_\_\_\_\_

**Property Location**

Occupant Name:

Address: 1928 SE Peach Dr , 34266

Phone:

Cell #:

APN : 06-38-25-0120-00D0-0050

**Owner Information**

Owner Name: Olguin Jacobo Guerrero &

Address: Guerrero Fortunata

1928 SE Peach Dr

Arcadia, FL 34266

Phone:

Cell #:

**Actions**

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	01/28/2026	8:25 am	Request 6035-ALISON Building Department(Alison) - PERMIT EXPIRED #BLDR-25197-2025. {Building (Residential) - Alteration, Remodel, Repair/Like for like impact windows and doors. (9) SH (1) HR (3) Doors}.
Inspection / Site Visit	Thomas Turnbull	02/04/2026	10:35 am	The building permit is still expired, took photo.
Notice of Violation	Thomas Turnbull	02/06/2026	7:48 am	> Inspection Time:10:35 am, Send to (Owner - Cert no=9589071052702678570813), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	02/06/2026	9:00 am	Posted the N2C and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	02/19/2026	9:28 am	The building permit is still expired. Took photo.
Special Master Mandatory Hearing Case Submittal Checklist Template	Thomas Turnbull	02/19/2026	12:32 pm	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	02/19/2026	12:48 pm	Turn in for review for Special Master Hearing.
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	02/19/2026	2:31 pm	Please prepare an affidavit of violation and Notice of Mandatory Hearing for March 26, 2026, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Affidavit of Violation	Thomas Turnbull	02/19/2026	3:36 pm	> Instrument No:201414004416,
Notice of Mandatory Hearing	Thomas Turnbull	02/19/2026	3:39 pm	Send to (Owner - Cert no=9589071052702678570745)
Proof of Posting	Thomas Turnbull	02/19/2026	3:44 pm	Send to (Owner - Cert no=9589071052702678570745)
Submitted for entry into Legistar	Thomas Turnbull	02/19/2026	3:51 pm	Turn into Legistar for Special Master Hearing.

Entered into Legistar for Hearing Agenda	Jill Kersey	02/19/2026	4:57 pm	
Case Notes	Thomas Turnbull	02/24/2026	9:00 am	County attorney signed the notice for hearing
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	02/25/2026	9:12 am	Posted the notice for the hearing and mail out the letter, took photos.
Case Notes	Thomas Turnbull	02/26/2026	2:40 pm	The building permit was renewed and has a new expire date, 4/27/2026
Order Continuing Special Master Hearing	Thomas Turnbull	02/26/2026	2:43 pm	Send to (Owner - Cert no=9589071052702678570714)
Case Notes	Jill Kersey	03/02/2026		Entered into Legistar as Continued. 3/2/26
Submitted for entry into Legistar	Thomas Turnbull	03/02/2026	8:22 am	Turn into be CONTINUED, because the building permit was renewed.
Return Receipt Received	Thomas Turnbull	03/02/2026	2:59 pm	The green card was signed and returned.
Phone Call	Sarah Milstead	03/05/2026	11:22 am	Rosa called to see if she is having to go to the Hearing in March. Told her it is now Continued with them getting the permit renewed and it's good until 4/27/2026. Phone # (863) 303-3054.
Return Receipt Received	Sarah Milstead	03/09/2026	2:24 pm	Green card received back into the office.
Inspection / Site Visit	Thomas Turnbull	04/28/2026	8:46 am	The building permit has expired again, took photo. I will turn back into Special Master Hearing.
Inspection / Site Visit	Thomas Turnbull	05/14/2026	9:28 am	The permit is still expired, took photo.
Special Master Mandatory Hearing Case Submittal Checklist Template	Thomas Turnbull	05/14/2026	10:45 am	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	05/14/2026	11:17 am	Turn back in for Special Master Hearing, because the building permit has expired again

### *Violations*

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

### *Additional Addresses*

Address Type: Complainant  
Name: ALISON Building Department (Alison)  
Address: 201 East oak St., Suite 204  
Arcadia, FL 34266  
Phone: (863) 993-4811 Cell #:

### *Inspection Notes*

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

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



# DeSoto County Property Appraiser

David A. Williams, CFA, CCE

**2025 Certified Values**

updated: 5/14/2026

Parcel: << 06-38-25-0120-00D0-0050 (19243) >>

## Owner & Property Info

Result: 3 of 5

Owner	OLGUIN JACOBO GUERRERO & GUERRERO FORTUNATA 1928 SE PEACH DR ARCADIA, FL 34266		
Site	1928 SE PEACH DR, ARCADIA		
Description*	FOREST PINE ESTATES LOT 5 BLK D INST:201414004416		
Area	0.5 AC	S/T/R	06-38-25
Use Code**	SINGLE FAMILY (0100)	Tax District	7

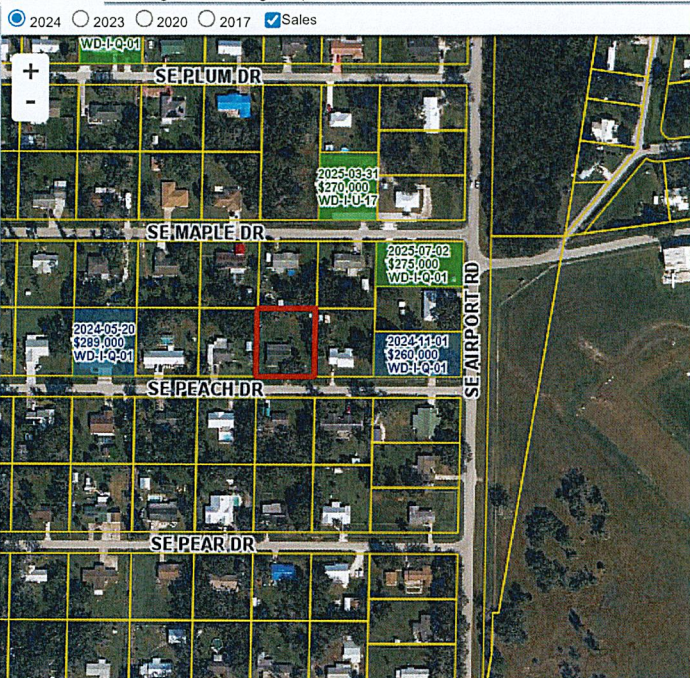
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning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

## Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$37,500	Mkt Land	\$37,500
Ag Land	\$0	Ag Land	\$0
Building	\$154,732	Building	\$160,060
XFOB	\$738	XFOB	\$732
Just	\$192,970	Just	\$198,292
Class	\$0	Class	\$0
Appraised	\$192,970	Appraised	\$198,292
SOH/10% Cap	\$54,669	SOH/10% Cap	\$46,161
Assessed	\$138,301	Assessed	\$152,131
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$138,301 school:\$192,970 other:\$138,301	Total Taxable	county:\$152,131 school:\$198,292 other:\$152,131

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
9/4/2014	\$90,000	201414004416	WD	I	U	12
6/6/2014	\$100	201414002848	CT	I	U	11
6/9/2009	\$85,000	200914005876	SW	I	Q	01
2/27/2009	\$60,000	200914001843	SW	I	U	12
1/26/2009	\$100	200914000593	CT	I	U	11
2/28/2007	\$160,000	593 / 2729	WD	I	Q	
6/30/2004	\$63,000	550 / 1198	WD	I	U	
1/15/1992	\$53,000	292 / 086	WD	I	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1972	1630	2205	\$157,821

\*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	1980	\$59.00	72.00	9 x 8
0860	DRVWY CONC	1972	\$268.00	429.00	0 x 0
1916	PATIO B	2020	\$384.00	160.00	16 x 10

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$37,500 /LT	\$37,500	RSF-3

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

Search Result: 3 of 5

FOREST PINE ESTATES  
 LOT 5 BLK D  
 INST:201414004416

OLGUIN JACOBO GUERRERO &/GUERRERO FORTUNATA  
 GUERRERO FORTUNATA, 1928 SE PEACH DR  
 ARCADIA, FL 34266

**2025**

06-38-25-0120-00D0-0050  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																													
Exterior Wall	15	CONC BLOCK 100	0100	01	1,722	104.0000	130.00	223,860	1972	1972	0	0	0	28.50	71.50	STANDARD																												
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0												Tax Group: 7																													
Roof Cover	03	COMP SHNGL 100	Heated Area: 1630												Tax Dist:																													
Interior Wall	05	DRYWALL 100	UOP 2007												BUILDING MARKET VALUE 160,060																													
Interior Floor	14	CARPET 100	BAS 1993												TOTAL MARKET OB/XF VALUE 732																													
Air Condition	03	CENTRAL 100	FOP 1993												TOTAL LAND VALUE - MARKET 37,500																													
Heating Type		N/A 100	BAS 2007												TOTAL MARKET VALUE 198,292																													
Bedrooms		3 100	BAS 1993												SOH/ACL Deduction 46,161																													
Bathrooms		2 100	FOP 1993												ASSESSED VALUE 152,131																													
Frame	03	MASONARY 100	BAS 2007												TOTAL EXEMPTION VALUE 0																													
Stories		1 100	BAS 1993												BASE TAXABLE VALUE 152,131																													
Architectural Units	01	. 100	BAS 1993												TOTAL JUST VALUE 198,292																													
		0 100	BAS 2007												NCON VALUE 0																													
			BAS 1993												INCOME VALUE 0																													
			BAS 2007												PREVIOUS YEAR MKT VALUE 192,970																													
Quality	03	AVERAGE	BAS 1993												SIDEWALK NCV																													
DOR CODE	0100	SINGLE FAMILY	BAS 1993												PERMIT NUM																													
MAP NUM		MKT AREA	03	BAS 1993												DESCRIPTION																												
NEIGHBORHOOD/LOC	300300.00	1.00/	BAS 1993												AMT																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS 1993												ISSUED																										
BAS	91	100	1993	91	8,458	BAS 1993												SALES DATA																										
BAS	1,318	100	1993	1,318	122,508	BAS 1993												OFF RECORD Number																										
BAS	221	100	2007	221	20,542	BAS 1993												DATE																										
FOP	55	25	1993	14	1,301	BAS 1993												TYPE																										
UOP	520	15	2007	78	7,250	BAS 1993												Q																										
TOTALS	2,205			1,722	160,060	BAS 1993												V																										
EXTRA FEATURES															1928 SE PEACH DR, ARCADIA															06/21/2024 MLU														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	BUILDING DIMENSIONS																											
1	0850	CONCR SLAB	0	0	9	8			2.50	100	1980	1980	3	37.5	68		UOP=[YR=2007] W52 S10 BAS=[YR=1993] S36 E17 FOP=[YR=1993] E5																											
2	0860	DRVMY CONC	0	0	0	0			429.00	SF	2.50				268		N11 W5 S11 S N11 E22 BAS=[YR=2007] S11 E13 N17 BAS=[YR=1993]																											
3	1916	PATIO B	0	0	16	10			160.00	SF	2.50			99	396		N7W13 S7 E13S W13 S66 N13 E13 N12 W52S E52 N10S.																											
LAND DESCRIPTION															TOTAL OB/XF 732																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	0100	C	SFR	0		RSF	3137.00	159.00	1.00	LT	1.00	1.00	1.00	37,500.00	37,500.00	37,500	21783.000 SF																											
REVIEW DATE 11/30/2023 BY AS															Total Acres: 0.50															Total Land Value: 37,500														
															Market: 0															Agricultural: 0														
																														Common: 37,500														
																														PRINTED 10/22/2025 BY SYS														

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

**Bill # R 1652000 2025**

**R 06-38-25-0120-00D0-0050**

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

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$1,044.76
COUNTY LAW ENF	.0029406	\$447.36
SCHOOL LRE	.0030330	\$601.42
SCHOOL DISC	.0022480	\$445.76
SOUTHWEST WATER MGMT	.0001831	\$27.86
<b>TOTAL AD-VALOREM:</b>		<b>\$2,567.16</b>

**OLGUIN JACOBO GUERRERO &  
GUERRERO FORTUNATA  
1928 SE PEACH DR  
ARCADIA , FL 34266**

**0.500 ACRES  
FOREST PINE ESTATES  
LOT 5 BLK D  
INST:201414004416**

**NON-AD VALOREM ASSESSMENTS**

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

FAIR MKT VALUE	<b>\$198,292.00</b>	DIST	<b>7</b>
ASSESS	<b>\$152,131.00</b>	EXEMPT VALUE	<b>\$0.00</b>
TAXABLE VALUE	<b>\$152,131.00</b>		

**COMBINED TAXES & ASMTS: \$3,111.96**

**DISCOUNT: \$0.00**

**UNPAID BALANCE: \$0.00**

**Exemptions:**

**\*\* PAID \*\***

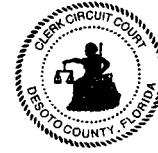
**Last Payment:** 11/28/2025 **Receipt Number:** 602508

**Amount Collected:** \$2,987.48 **Discount Amount:** \$0.00

**Property Address:  
1928 SE PEACH DR ARCADIA 34266**

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original	Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
063825012000D00050	R	2025	\$2,567.16	\$544.80		11/28/2025	\$2,987.48	\$0.00
063825012000D00050	R	2024	\$2,448.28	\$471.63		11/26/2024	\$2,803.11	\$0.00
063825012000D00050	R	2023	\$2,297.21	\$464.82		11/29/2023	\$2,651.55	\$0.00
063825012000D00050	R	2022	\$2,120.27	\$454.67		11/28/2022	\$2,471.94	\$0.00
063825012000D00050	R	2021	\$1,809.65	\$448.16		11/21/2021	\$2,167.50	\$0.00
063825012000D00050	R	2020	\$1,655.70	\$442.81		11/25/2020	\$2,014.57	\$0.00
063825012000D00050	R	2019	\$1,559.91	\$438.38		11/20/2019	\$1,918.36	\$0.00
063825012000D00050	R	2018	\$1,407.34	\$432.50		11/20/2018	\$1,766.25	\$0.00
063825012000D00050	R	2017	\$1,209.22	\$390.50		11/27/2017	\$1,535.73	\$0.00
063825012000D00050	R	2016	\$1,103.53	\$390.50		11/22/2016	\$1,434.27	\$0.00
063825012000D00050	R	2015	\$1,081.18	\$311.50		11/24/2015	\$1,336.97	0.00
063825012000D00050	R	2014	\$475.75	\$287.50		11/14/2014	\$732.72	0.00



Inst:201414004416 Date:9/10/2014 Time 12:49 PM  
Doc Stamp-Deed:630.00  
*km* DC, Mitzie McGavic, DeSoto County Page 1 of 5

Prepared by and Return to:  
DeSoto Abstract & Title Co.  
Marcus Conerly  
11 N. Polk Avenue  
Arcadia, Florida 34266  
Our File Number: D2014-160

Parcel Identification No. 06-38-25-0120-00D0-0050

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made this 4<sup>th</sup> day of September, 2014, by **JPMorgan Chase Bank, N.A., a national association**, whose mailing address is: 1400 E Newport Center Drive, Deerfield Beach, FL 33442, hereinafter called the "Grantor", to Jacobo Guerrero Olguin and Fortunata Guerrero, husband and wife, whose mailing address is: 1576 NE Ora Ave, Arcadia, FL 34266, hereinafter called the "Grantee",

**WITNESSETH:** That Grantor, for and in consideration of the sum of **\$10.00** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell unto Grantee, all that certain land situate in DeSoto County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof.

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

**SUBJECT** to the matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions"), provided this shall not serve to reimpose any of the same.

**GRANTOR WILL WARRANT** and forever defend the right and title to the above-described real property unto the Grantee against the claims of all person, claiming by, through or under Grantor, subject to the Permitted Exceptions. *(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)*

*Chp*



**EXHIBIT A**

**LEGAL DESCRIPTION**

**Lot 5, Block "D", Forest Pine Estates, a subdivision as per map or plat thereof recorded in the Office of the Circuit Court in and for DeSoto County, Florida in Plat Book 9, Page 20.**

*MS*

DBI/67148262.3

**EXHIBIT B**

**PERMITTED ENCUMBRANCES**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

A handwritten signature in black ink, appearing to be 'MP' or similar initials, located in the lower center of the page.

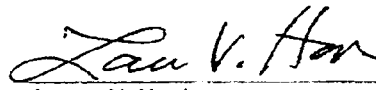
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

**INCUMBENCY CERTIFICATE**

I HEREBY CERTIFY that I am an Assistant Secretary of JPMorgan Chase Bank, N.A. and that the following individual holding the title set forth opposite her name was a duly appointed officer of JPMorgan Chase Bank, N.A. (the "Company") on January 15, 2014 and was authorized to execute Contracts, Deeds, Affidavits, Lien Releases, Registrations, Closing Statements, Settlement Agreements and other documents related to the sale or management of real property on behalf of the Company.

Name:  
Tricia Foldessy

Title to which appointed:  
Vice President

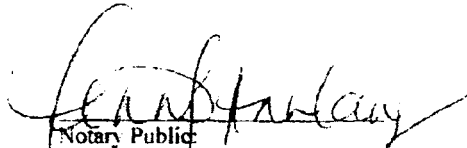


Lauren V. Harris  
Assistant Secretary

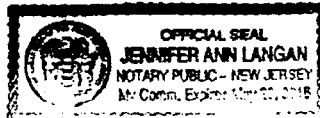
Dated: January 24, 2014

STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX

On this 24<sup>th</sup> day of January, 2014 before me personally appeared Lauren V. Harris, Assistant Secretary of JPMorgan Chase Bank, N.A., who has satisfactorily identified herself as the Signer of the above-referenced document and that she is authorized to and did sign the document on behalf of said entity.



Notary Public:  
My Commission Expires:

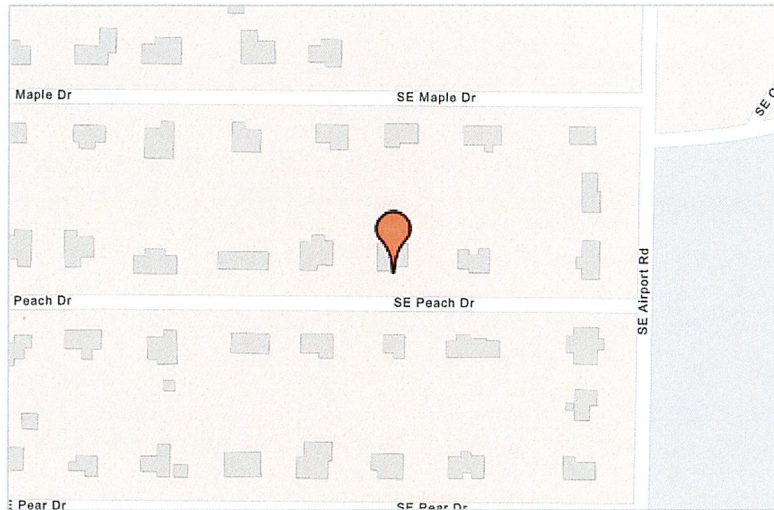


**Customer Information**

**Name:** m ADMINISTRATION DEPARTMENT  
**Address:** 201 East oak St., Suite 201  
Arcadia, FL 34266  
**Phone:** (863) 993-4800  
**Alt. Phone:**  
**Email:**

**Request Classification**

**Topic:** Expired Building Permit  
**Status:** Closed  
**Assigned to:** Thomas Turnbull  
**Property Address:** 1928 SE Peach Dr  
**Request type:** Complaint  
**Priority:** Normal  
**Entered Via:** Email



**Time of Day:**  
**Property APN:** 06-38-25-0120-00D0-0050  
**Property APN:**  
**Retention Disposition Date**  
**Date File Scanned into DocuShare:**

**Description**

PERMIT EXPIRED #BLDR-25197-2025. {Building (Residential) - Alteration, Remodel, Repair/Like for like impact windows and doors. (9) SH (1) HR (3) Doors}.

**Reason Closed**

The building permit is still expired, turn into a code case, number CE 26-0037

**Date Expect Closed:** 02/11/2026

**Date Closed:** 02/04/2026 12:08 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

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



### NOTICE to CORRECT VIOLATION

**Olguin Jacobo Guerrero &  
Guerrero Fortunata  
1928 SE Peach Dr  
Arcadia, FL 34266**

**RE: 1928 SE Peach Dr  
PIN #: 06-38-25-0120-00D0-0050  
Case No: CE-26-0037**

Date: February 6, 2026

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

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

Facts constituting violation (including date, time, and place of violation): On **February 4, 2026** at **10:35 am**, the property located at **1928 SE Peach Dr** was visited and revealed the following:

**The building permit number BLDR-25197-2025 has expired, need to renew and final the building 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: February 19, 2026**

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

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

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

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

Sincerely

Thomas Turnbull  
Code Enforcement Officer

Certified Mailing Number: 9589071052702678570813

**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:

OLGUIN JACOBO GUERRERO &  
GUERRERO FORTUNATA  
1928 SE PEACH DR  
ARCADIA, FL 34266



9590 9402 9567 5121 7638 97

2. Article Number (Transfer from service label)

9589 0710 5270 2678 5707 14

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Address
- B. Received by (Printed Name) C. Date of Delivery  
R. Guerrero 3528
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  Priority Mail Express®  
 Adult Signature  Registered Mail™  
 Adult Signature Restricted Delivery  Registered Mail Restricted Delivery  
 Certified Mail®  Signature Confirmation  
 Certified Mail Restricted Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  Mail Restricted Delivery (0)

**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:

OLGUIN JACOBO GUERRERO &  
GUERRERO FORTUNATA  
1928 SE PEACH DR  
ARCADIA, FL 34266



9590 9402 9567 5121 7638 42

2. Article Number (Transfer from service label)

9589 0710 5270 2678 5707 45

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Address
- B. Received by (Printed Name) C. Date of Delivery  
U. Ortiz 2272
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  Priority Mail Express®  
 Adult Signature  Registered Mail™  
 Adult Signature Restricted Delivery  Registered Mail Restricted Delivery  
 Certified Mail®  Signature Confirmation  
 Certified Mail Restricted Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  Mail Restricted Delivery (0)

**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:

OLGUIN JACOBO GUERRERO &  
GUERRERO FORTUNATA  
1928 SE PEACH DR  
ARCADIA, FL 34266



9590 9402 9567 5121 7637 67

2. Article Number (Transfer from service label)

9589 0710 5270 2678 5708 13

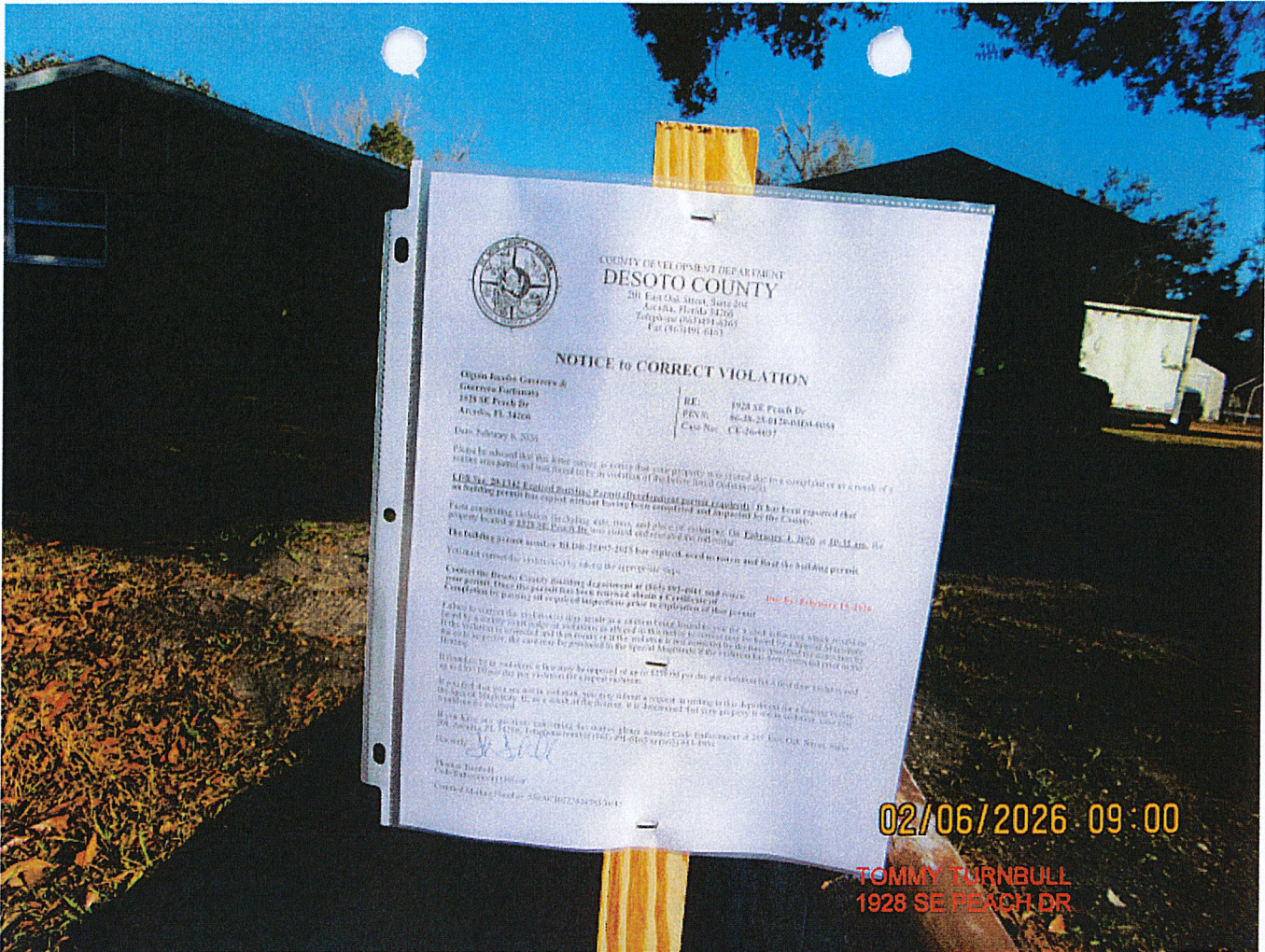
PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Address
- B. Received by (Printed Name) C. Date of Delivery  
R. Guerrero
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  Priority Mail Express®  
 Adult Signature  Registered Mail™  
 Adult Signature Restricted Delivery  Registered Mail Restricted Delivery  
 Certified Mail®  Signature Confirmation  
 Certified Mail Restricted Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  Mail Restricted Delivery (0)

Domestic Return Receipt



COUNTY DEVELOPMENT DEPARTMENT  
**DESO TO COUNTY**  
201 East Oak Street, Suite 204  
Covington, Florida 32009  
Telephone: (904) 247-1416  
Fax: (904) 247-1413

**NOTICE TO CORRECT VIOLATION**

Clifton Jacobs Contractors &  
Guerrero Fortinats  
1928 SE Peach Dr  
Arcadia, FL 34206

RE: 1928 SE Peach Dr.  
PEN No. 06-18-25-012-0164-0004  
Case No. CC-26-0037

Date: February 6, 2026

Please be advised that this notice is being issued to you as a result of a violation of the Florida Building Code. It has been reported that a building permit has been issued for a building project at 1928 SE Peach Dr. The building project number is 06-18-25-012-0164-0004.

The building project number is 06-18-25-012-0164-0004. The building project is located at 1928 SE Peach Dr. The building project is a single-story building with a total area of 1,000 sq. ft. The building project is a residential building.

Violations of the Florida Building Code have been observed at the building project. The violations are as follows: 1. The building project is not in compliance with the Florida Building Code. 2. The building project is not in compliance with the Florida Building Code.

It is required that you correct the violations within the time period specified in this notice. If you fail to correct the violations within the time period specified in this notice, the County may take action to enforce the Florida Building Code.

If you have any questions regarding this notice, please contact the County Development Department at (904) 247-1416. You may also contact the County Development Department at 201 East Oak Street, Suite 204, Covington, Florida 32009.

Thank you for your cooperation in resolving this matter. Sincerely,  
Tommy Turnbull  
County Development Department

02/06/2026 09:00

TOMMY TURNBULL  
1928 SE PEACH DR



02/06/2026 09:00

TOMMY TURNBULL  
1928 SE PEACH DR

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY  
Petitioner,

vs.  
Oliver Jacobo Guerrero & Guerrero Fortuna  
Respondents,

CASE NO. SM-CE 26-0037

TO: Oliver Jacobo Guerrero & Guerrero Fortuna  
1928 SE Peach Dr  
ARCADIA FL 34266

RE: 1928 SE Peach Dr, ARCADIA FL 34266  
NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **March 26, 2026 at 11:00 am** or as soon thereafter as the land may be used, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have elected this 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 vacated 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 **ADDITIONAL FEES BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250 per square foot of violation.
6. If the Affidavit of Violation charges two (2) or more violations, the matter may be presented to the Special Master even if the original 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 per square foot of the repeat violation.
7. In addition to any fines or a portion of the fine, you will be liable for the costs incurred in prosecuting the case pursuant to Section 162.002(2), F.S., and the reasonable costs which are required to bring the property into compliance.
8. If you have witnesses or other evidence at this hearing, you should bring them with you at the time of the hearing.
9. If you wish to limit witnesses subpoenaed, see the Clerk of Court at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer during the Department of the Affidavit of Violation or Alleging Substantial Infringement of a Right to Land, or otherwise, before the hearing. Failure to answer shall constitute a denial of the allegations of the Affidavit of Violation and shall be treated as such by the Special Master.
11. If you decide to appear and dispute the charges, you will need a record of an affidavit of compliance, and any other property you may wish to present that is subject to a record of the proceedings, including the hearing, and evidence upon which the appeal is to be heard.
12. You may raise a writ or other remedy.

Printed At: DeSoto County, Florida, this 27th day of February, 2026.  
CLERK OF COURT OF SERVICE

02/25/2026 09:12

TOMMY TURNBULL  
1928 SE PEACH DR



02/25/2026 09:12

TOMMY TURNBULL  
1928 SE PEACH DR



COUNTY DEVELOPMENT DEPARTMENT  
**DESOTO COUNTY**

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

**STATE OF FLORIDA  
COUNTY OF DESOTO**

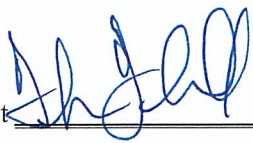
I, Thomas Turnbull, duly sworn, deposes and says: That on 2-6-26 @ 9:00AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER  
Olguin Jacobo Guerrero &  
Guerrero Fortunata  
1928 SE Peach Dr  
Arcadia, FL 34266

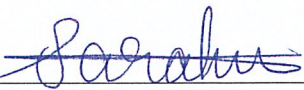
at the following location(s): 1928 SE Peach Dr

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

DATE: February 6, 2026

affiant 

Sworn to and subscribed before me this 6<sup>th</sup> day of February, 2026 by Thomas Turnbull who is personally known OR Produced Identification

  
Notary Public



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 deposed and said as follows:

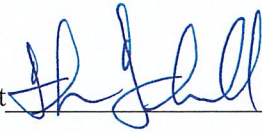
I posted a true and correct copy of the Affidavit of Violation and The Notice of Mandatory Hearing in Case # SM CE 26-0037, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #06-38-25-0120-00D0-0050 / **1928 SE Peach Dr, ARCADIA FL 34266**  
@9:12 a.m / p.m 25 day of February 2026

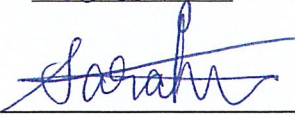
and

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

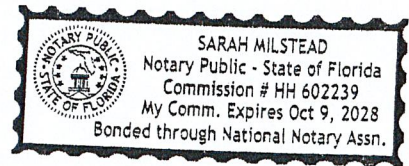
Further, Affiant say eth naught.

Affiant 

Sworn to and subscribed before me this 26<sup>th</sup> day of February 2026 by Thomas Turnbull is personally known to me.

  
Notary Public

Certified Mailing Number: 9589071052702678570745





05/14/2026 09:28

TOMMY TURNBULL  
1926 SE PEACH DR



04/28/2026 08:46

TOMMY TURNBULL  
1926 SE PEACH DR



02/19/2026 09:28

TOMMY TURNBULL  
1928 SE PEACH DR



02/04/2026 10:35

TOMMY TURNBULL  
1928 SE PEACH DR

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY  
Petitioner,

vs.

CASE NO. CE-SM 26-0037

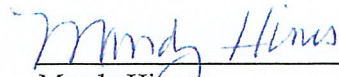
Olguin Jacobo Guerrero & Guerrero Fortunata  
Respondents,

ORDER CONTINUING SPECIAL MASTER HEARING

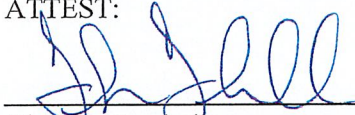
THIS CAUSE was scheduled to be heard by the undersigned Special Master for DeSoto County, Florida, on March 26, 2026 upon the Petitioner's Notice of Mandatory Hearing. It is:

ORDERED that the final hearing upon the Notice of Mandatory Hearing is continued until further notice. The Petitioner shall cause notice of the precise date and time of the reset hearing to be mailed to Respondents.

**DONE AND ORDERED** in Arcadia, DeSoto County, Florida, this 2 day of March, 2026.

  
\_\_\_\_\_  
Mandy Hines  
County Administrator  
201 E. Oak Street  
Arcadia, Florida 34266

ATTEST:

  
\_\_\_\_\_  
Thomas Turnbull  
Code Enforcement Officer

Copy furnished to:  
1928 SE Peach Dr., Arcadia Florida 34266.

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0037

Olguin Jacobo Guerrero & Guerrero Fortunata

Respondents,

TO: Olguin Jacobo Guerrero & Guerrero Fortunata  
1928 SE Peach Dr  
ARCADIA FL 34266

RE: 1928 SE Peach Dr, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **March 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 24 day of February 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 24 day of February, 2026.



---

Valerie Vicente, County Attorney  
Florida Bar Number 71010  
201 East Oak Street, Suite 201  
Arcadia, Florida 34266  
Certified Mailing Number: 9589071052702678570745

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0037

Olguin Jacobo Guerrero & Guerrero Fortunata

Respondents,

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

STATE OF FLORIDA     )  
COUNTY OF DESOTO    )

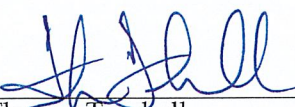
Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: Olguin Jacobo Guerrero & Guerrero Fortunata, 1928 SE Peach Dr, ARCADIA FL 34266.

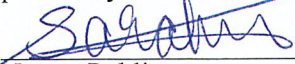
1. An inspection on February 19, 2026, Code Enforcement Officer visited your property located at 1928 SE Peach Dr, ARCADIA FL 34266 described and zoned as: RSF-3

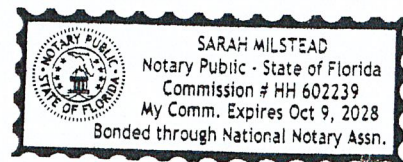
DeSoto County Tax Parcel Number #06-38-25-0120-00D0-0050 more particularly described by deed or instrument number #201414004416 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Expired Building Permit (Development permit required).**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated February 6, 2026 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Contact the Desoto County Building department at (863) 993-4811 and renew your permit. Once the permit has been renewed obtain a Certificate of Completion by passing all required inspections prior to expiration of that permit. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

  
 \_\_\_\_\_  
 Thomas Turnbull  
 Code Enforcement Officer  
 201 E. Oak Street  
 Arcadia, Florida 34266

Sworn to and subscribed before me this 19<sup>th</sup> day of February, 2026 Affiant is personally known to me.

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



BLDR-25197-2025 (1928 SE PEACH DR ARCADIA, FL 34266)

Active holds



New permit

BLDR-25197-2025 • Building (Residential)

\$ 0.00

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees (4)

Bonds

Activities (6)

Files (11)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

Location	Project	Apply Date	Work Class	Permit Status
1928 SE PEACH DR ARCADIA, FL 34266		07/24/2025	Alteration, Remodel, Repair	Expired

Pay fees

Recent Workflow Activity

Workflow Completion Summ

SS SPATOLA - CBC126  
360 IMPACT, LLC  
ID-000015176

Last Completed Action: 203 days ago

**Issue Permit (Generic Action)**

Completed On: 07/31/2025

Next Action:

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

Next Action:

**Final Building (Inspection)**

Not Started 50%



Owner/Builder

Business Phone  
(239) 413-1876

Email  
[tp\\_360impact@gmail.co](mailto:tp_360impact@gmail.co)

Main Address  
13723 Jetport  
Commerce Parkway  
Unit: Unit 11 Fort ...

Title  
BUILDING  
CONTRACTOR

Tasks

Permit Description

Like for like impact windows and doors. (9) SH (1) HR (3) Doors



No tasks to display

# Manage Permit

34/117

BLDR-25197-2025 (1928 SE PEACH DR ARCADIA, FL 34266)

Active holds



New permit

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees (4)

Bonds

Activities (6)

Files (11)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

\* Permit Type  
Building (Residential)

Project

Application Date  
07/24/2025

\* Work Class  
Alteration, Remodel, Rep

\* District  
DeSoto County

Issue Date  
07/31/2025

\* Status  
Expired

Assigned To

Expiration Date  
01/27/2026

Square Feet  
195.61

Last Inspection Date

Valuation  
\$30,759.00

Finalized Date

Description  
Like for like impact windows and doors.  
(9) SH  
(1) HR  
(2) B...

BLDR-25197-2025 (1928 SE PEACH DR ARCADIA, FL 34266) Active holds



New permit

BLDR-25197-2025 • Building (Residential)

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees (6)

Bonds

Activities (11)

Files (14)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

Location	Project	Apply Date	Work Class	Permit Status
1928 SE PEACH DR ARCADIA, FL 34266		07/24/2025	Alteration, Remodel, Repair	Expired

\$ 0.00

Pay fees

Recent Workflow Activity

Workflow Completion Summ

SS SPATOLA - CBC126  
 360 IMPACT, LLC  
 ID-000015176

Contractor

Business Phone  
 (239) 413-1876

Email  
[tp.360impact@gmail.co](mailto:tp.360impact@gmail.co)

Main Address  
 13723 Jetport  
 Commerce Parkway  
 Unit:Unit 11 Fort ...

Title  
 BUILDING  
 CONTRACTOR

Last Completed Action:287 days ago

Issue Permit (Generic Action)  
 Completed On: 07/31/2025

Next Action:

Progress Inspection (Building) (Inspection)

Next Action:

Final Building (Inspection)

Not Started 50%



Tasks

Permit Description

Like for like impact windows and doors. (9) SH (1) HR (3) Doors



No tasks to display

BLDR-25197-2025 (1928 SE PEACH DR ARCADIA, FL 34266)

As No holds



New permit

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees (6)

Bonds

Activities (11)

Files (14)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

* Permit Type Building (Residential)	X	Project	X	Application Date 07/24/2025
* Work Class Alteration, Remodel, Rep	X	* District DeSoto County	X	Issue Date 07/31/2025
* Status Expired	X	Assigned To	X	Expiration Date 04/27/2026
		Square Feet 195.61		Last Inspection Date
		Valuation \$30,759.00		Finaled Date
Description Like for like impact windows and doors. (9) SH (1) HR (2) DP				

BLDR-25197-2025 (1928 SE PEACH DR ARCADIA, FL 34266)

Active holds



New permit

BLDR-25197-2025 • Building (Residential)

\$ 0.00

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees (4)

Bonds

Activities (6)

Files (10)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

Location	Project	Apply Date	Work Class	Permit Status
1928 SE PEACH DR ARCADIA, FL 34266		07/24/2025	Alteration, Remodel, Repair	Expired

Pay fees

Recent Workflow Activity

Workflow Completion Summ

SS SPATOLA - CBC126  
360 IMPACT, LLC  
ID-000015176

Last Completed Action: 188 days ago

Issue Permit (Generic Action)

Completed On: 07/31/2025

Next Action:

Progress Inspection (Building) (Inspection)



Not Started 50%



Next Action:

Final Building (Inspection)



Owner/Builder

Business Phone (239) 413-1876

Email [tp.360impact@gmail.co](mailto:tp.360impact@gmail.co)

Main Address 13723 Jetport Commerce Parkway Unit: Unit 11 Fort ...

Title BUILDING CONTRACTOR

Tasks

Permit Description

Like for like impact windows and doors. (9) SH (1) HR (3) Doors



No tasks to display

BLDR-25197-2025 (1928 SE PEACH DR ARCADIA, FL 34266) Active holds



New permit

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (1)

Contacts (2)

Fees (4)

Bonds

Activities (6)

Files (10)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication

Review Team

Impact Units

History

\* Permit Type  
Building (Residential)

Project

Application Date  
07/24/2025

\* Work Class  
Alteration, Remodel, Rep

\* District  
DeSoto County

Issue Date  
07/31/2025

\* Status  
Expired

Assigned To

Expiration Date  
01/27/2026

Square Feet  
195.61

Last Inspection Date

Valuation  
\$30,759.00

Finalized Date

Description  
Like for like impact windows and doors.  
(9) SH  
(1) HR  
(2) B...