

AFFIDAVIT OF NON-COMPLIANCE

The undersigned Gray, Sharon hereby notifies the Special Master that the previous order of the Special Master (CE 25-0071) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

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

LDR Sec. 20-1616 (a)(13) Encroach of Right of Way: Any unauthorized obstruction or encroachment on a county right-of-way which tends to annoy or endanger the safety of travelers or render the highway less accommodating or convenient for public use

LDR Sec. 20-659 (b) Fences or Hedge: Fence or Hedges in violation

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited:No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

Dates of violation:

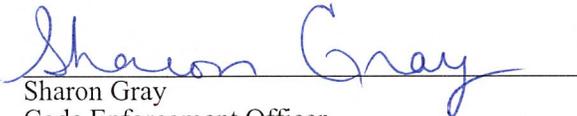
From 11/29/2025 the date set for compliance (or the date of the most recent prior inspection) To 12/31/2025 the date of my last inspection equals: **33 days in violation, with 3 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$31.28**

The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

Case Name DEHM VERA D ESTATE

Case # 25-0071



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

Before me, a notary public in and for said county and state, appeared Sharon Gray, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and subscribed before me this 13th day of January, 2026.


Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 25-0071
CE 25-0071

DEHM VERA D ESTATE
Respondents,

TO: DEHM VERA D ESTATE
1221 SE LAKE RD
ARCADIA FL 34266

RE: 1221 SE LAKE RD, ARCADIA FL 34266

NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Non-Compliance, (copy attached) alleging that you have failed to comply with the order entitled FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered on **October 7, 2025**, and previously provided to you by mail.
2. The Special Master hearing has been set for **February 24, 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 Final Order dated on **November 29, 2025**, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be canceled, and you will not be required to appear.
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 Mailer # 9589 0710 5270 2678 5690 91

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

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,
vs.

ORIGINAL

CASE NO. SM-CE 2025-0071

VERA D. DEHM ESTATE

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on September 23, 2025, upon a Notice of Violation filed against Respondent, Vera D. Dehm Estate. Respondent was not present or represented by counsel at the hearing. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusions of law.

FINDINGS OF FACT

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

Parcel # 05-38-25-0211-0000-0300

as described in Book 199, Page 728 of the Official Records of DeSoto County, Florida, and more commonly known as 1221 SE Lake Road, Arcadia, Florida (hereinafter the "Subject Property")

2. At all times material hereto, the subject property was zoned RMF-M.
3. On or about January 6, 2025, DeSoto County Code Enforcement received a complaint concerning junk and debris, and unlicensed vehicles on the subject property.
4. On January 14, 2025, a site inspection was conducted of the subject property resulting in the finding that the property contained an unlicensed vehicle in the right-of-way, debris and plants in the right-of-way and a fence exceeding 4 feet in height in the front yard and setbacks.
5. The County has alleged that the Respondent has violated the following:
 - A. DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(13) Encroachment of Right of Way which prohibits the obstruction or encroachment on a county right of way.
 - B. LDR Section 20-659(b) Fences or Hedge which prohibits fences or hedges that exceed 4 feet in height when placed in the front setback.

C. DeSoto County Code of Ordinance (DCCO) Section 11-302 which prohibits the accumulation of garbage, refuse, rubbish, junk, debris, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

D. LDR Section 20-97 (b) Parking and Storage of certain vehicles and trailers which prohibits the parking or storage outdoors of motor vehicles, recreational vehicles or trailers of any type, without current license plates, or which appear to be abandoned or in significant disrepair, in any district that allows residential use.

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

7. Subsequent inspections, including an inspection on September 22, 2025, revealed the Subject Property to be in violation as alleged.

8. Petitioner has incurred, or anticipates incurring, costs of \$31.28 in the prosecution of this case.

CONCLUSIONS OF LAW

1. Respondent, by act, conduct, or omission, created or allowed conditions on the property in violation of DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(13) Encroachment of Right of Way; LDR Section 20-659(b) Fences or Hedges; DeSoto County Code of Ordinance Section 11-302 Unauthorized dumping and accumulation prohibited; and LDR 20-97 (b) Parking and Storage prohibited.

ORDER

Respondent is hereby ordered to:

A. Cease and desist for a period of two (2) years, from any future violation of DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(13) Encroachment of Right of Way; LDR Section 20-659(b) Fences or Hedges; DeSoto County Code of Ordinance Section 11-302 Unauthorized dumping and accumulation prohibited; and LDR 20-97 (b) Parking and Storage prohibited.

B. Within thirty (30) days of the date of this Order, do all acts necessary to correct all violations.

C. To pay costs in the amount of \$31.28 which are assessed against Respondent in this cause and are payable within thirty (30) days of the date of this Order.

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

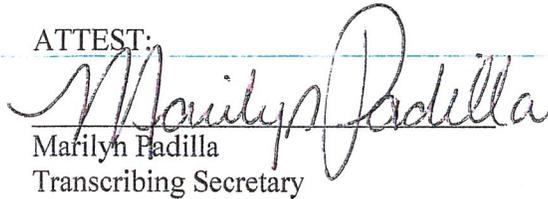
E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including but not limited to, an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED on October 7, 2025.



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

ATTEST:



Marilyn Padilla
Transcribing Secretary

Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201, Arcadia, FL 34266
and

Respondent: Vera D. Dehm Estate, 1221 SE Lake Road, Arcadia, FL 34266

On this 8th day of October, 2025.

By: 

Sarah Milstead
Administrative Assistant

Special Master Mandatory Imposition of Lien Hearing Checklist
**** This checklist must be completed and accompany each case being reviewed for Lien Hearing****

? or N/A	Respondents Name <u>DEHM VERA D ESTATE</u> Case # <u>25-0071</u> Site Address <u>1221 SE LAKE RD</u> Respondent's Mailing Address <u>1221 SE LAKE RD ARCADIA, FL 34266</u>
<input checked="" type="checkbox"/>	Case Notes in date order
<input checked="" type="checkbox"/>	Case Cost for Lien Hearing to date
<input type="checkbox"/>	Copies of receipts, if any, for any payments of or towards initial case cost
<input checked="" type="checkbox"/>	Property card after being verified
<input checked="" type="checkbox"/>	Tax Record after being verified
<input checked="" type="checkbox"/>	Deed Information after being verified
<input checked="" type="checkbox"/>	Complaint/Request
<input checked="" type="checkbox"/>	Affidavit of Non-Compliance
<input checked="" type="checkbox"/>	Copy of Facts and Finding from the original Special Master Hearing
	Photographs of site visits in support of the case
	Any correspondence to or from the Respondent or the Respondent's representative
	Additional documentation that will be referenced or presented during the Mandatory Imposition of Lien Hearing (IE, Division of corporate information, Certificate of Use from Planning and Zoning, copies of permits, Right-of-Way (R.O.W.) forms, etc.)

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

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

Section LDR Sec. 20-1616 (a)(13) of the County Code for Encroach of Right of Way

Section LDR Sec. 20-659 (b) of the County Code for Fences or Hedge

Section DCCO Section 11-302 of the County Code for Unauthorized dumping and accumulation prohibited

Section LDR Sec 20-97 of the County Code for Parking and storage of certain vehicles and trailers

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: 1/27/26

Reviewed by: 

Date: 12/5/25

SMCE 25-0071

Code Enforcement Case: CE-25-0071

Entered on: 01/06/2025 00:00

Printed on: 12/05/2025

Topic: Right of Way obstruction or encroachment
 Due Date: 12/16/25
 Initiated by: Citizen
 Hearing Date: 09/23/2025
 SM Case No: 25-0071

Status: Open - Turn in for SM
 Assigned To: Sharon Gray
 Area #: RMF-M
 Hearing Time: 11:00 am

Permit

Permit #: _____ Business name: _____ License #: _____

Property Location

Occupant Name: _____
 Address: 1221 SE LAKE RD , 34266
 Phone: _____ Cell #: _____
 APN : 05-38-25-0211-0000-0300

Owner Information

Owner Name: DEHM VERA D ESTATE
 Address: 1221 SE LAKE RD
 ARCADIA, FL 34266
 Phone: _____ Cell #: _____

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	01/06/2025	10:39 am	Request 4927-RANDY MITCHELL - Nothing has been done to this place to clean it up, absolute disaster to say the least must see to believe please help us.
Inspection / Site Visit	Sharon Gray	01/14/2025	1:58 pm	Site visit photos taken in violation. There is an unlicensed vehicle in the right of way as well as debris, plants and an another vehicle parked in the right of way. The fence also exceeds 4 feet in the front yard set backs. This property also has three front yards.
Notice of Violation	Sharon Gray	01/30/2025	10:52 am	> Inspection Time:1:58 pm, Send to (Owner - Cert no=9589071052701588383582), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	01/31/2025	9:57 am	Posted and mailed notice to correct photos taken.
Notice Returned unclaimed	Sharon Gray	02/06/2025		Notice returned
Phone Call	Sharon Gray	02/19/2025	11:40 am	Pat left a message with Sarah. 860-377-9721.
Phone Call	Sharon Gray	02/19/2025	12:07 pm	Returned Pat's call. She is having trouble seeing to get out of her driveway.
Phone Call	Sharon Gray	03/12/2025		Called Lt. Cross at the Sheriff's Dept to see what the process is for unlicensed cars in the right of way. She was going to have the deputies go out to red tag the two vehicles
Inspection / Site Visit	Sharon Gray	03/12/2025	1:22 pm	Site visit photos taken while at the property the head of the HOA met with me and gave me the sons information.
Inspection / Site Visit	Sharon Gray	04/11/2025	11:31 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	06/12/2025	9:34 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	07/21/2025	11:44 am	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	07/23/2025		I found a probate case for Alvera Dehm & Richard is the petitioner 03CP066. Nothing else for Richard.

From: Sharon Gray <s.gray@desotobocc.com>
 Sent: Wednesday, July 23, 2025 8:57 AM
 To: Bridgette Rios <brios@desotoclerk.com>
 Subject: RE: Vera D Dehm Estate - 1221 SE Lake Rd

Dehm

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: Bridgette Rios [mailto:brios@desotoclerk.com]
Sent: Wednesday, July 23, 2025 8:49 AM
To: Sharon Gray <s.gray@desotobocc.com>
Subject: RE: Vera D Dehm Estate - 1221 SE Lake Rd

What is the son's name?

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Wednesday, July 23, 2025 8:45 AM
To: Bridgette Rios <brios@desotoclerk.com>
Subject: Vera D Dehm Estate - 1221 SE Lake Rd

This email originated inside of Desoto County BOCC.
Bridgette,

Are there any probates for Vera D Dehm? Do you have any probates for her son? I heard her son may have been the last one living in her home at 1221 SE Lake Rd and I have heard her son has also passed away.

Best Regards,
Sharon

Sharon Gray
Code Enforcement Officer

Turn in for Special Master Hearing	Sharon Gray	07/23/2025 10:03 am	Turn in for Special Masters
Submitted for Special Master Review and approval	Sharon Gray	07/23/2025 10:30 am	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	07/23/2025 11:02 am	Please prepare an affidavit of violation and Notice of Mandatory Hearing for September 23, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Notice of Mandatory Hearing	Sharon Gray	07/25/2025 3:22 pm	Send to (Owner - Cert no=9589071052701588387382)
Proof of Posting	Sharon Gray	07/25/2025 3:26 pm	Send to (Owner - Cert no=9589071052701588387382)
Affidavit of Violation	Sharon Gray	07/28/2025 12:12 pm	> Instrument No:199/728,
Submitted for entry into Legistar	Sharon Gray	07/28/2025 12:48 pm	
Entered into Legistar for Hearing Agenda	Jill Kersey	07/28/2025 3:39 pm	
Mail and Post Notice of Hearing and Violation	Sharon Gray	08/07/2025 10:11 am	Posted & mailed notice of hearing photos taken
Inspection / Site Visit	Sharon Gray	09/02/2025 3:26 pm	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	09/08/2025 12:51 pm	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	09/15/2025 11:26 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	09/16/2025 10:37 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	09/22/2025 10:34 am	Site visit photos taken in violation
Special Master Hearing	Sharon Gray	09/23/2025 11:00 am	Special Masters Hearing respondent was not present and found in violation and ordered to correct within 30 days of the order. A two year cease & desist. A non-compliance fine of up to \$250.00 per day, per violation (four). Case cost in the amount of \$31.28 to be paid in 30 days of the order.
Special Master Facts and Findings	Sharon Gray	10/08/2025	Received signed orders. Received on October 8, 2025. Mailed on October 9, 2025, Mailing #9589-0710-5270-2678-5706-22 (Owner).
Phone Call	Thomas Turnbull	10/16/2025 12:25 pm	Gerald Merrill of 1182 SE Shady Oaks Ave, phone number 561-400-0089. this property is overgrown they said.
Return Receipt Received	Sharon Gray	10/27/2025	Received signed green card
Phone Call	Sharon Gray	11/10/2025 9:36 am	Left a message with Sarah Donna

Phone Call	Sharon Gray	11/10/2025 10:09 am	Returned Donna's call 989-948-2204 she wanted an update on the case and would like for us to give her a call when we know what docket it is on for 2026.
Inspection / Site Visit	Sharon Gray	11/21/2025 11:16 am	Site visit photos taken in violation
Inspection	Sharon Gray	11/26/2025 11:41 am	Site visit photos taken in violation
Phone Call	Sharon Gray	11/26/2025 3:30 pm	Teresa McNulty called and left a message with Sarah
Phone Call	Sharon Gray	12/02/2025 8:35 am	Returned Teresa McNulty's call.
Inspection / Site Visit	Sharon Gray	12/02/2025 8:42 am	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	12/02/2025 5:45 pm	Email to Sheriff's Dept: Is there any way that we can get these vehicles red flagged if possible they are both untagged and in the county right of way. Please let me know if you need better photos or more information. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	12/03/2025 6:47 am	I will have a deputy take a look. Colonel James Vitali DeSoto County Sheriff's Office Undersheriff
Special Master Mandatory Imposition of Lien Hearing Checklist	Sharon Gray	12/03/2025 10:38 am	Send to (Owner)
Affidavit of Non Compliance for Lien Hearing	Sharon Gray	12/03/2025 12:42 pm	Send to (Owner)
Turned in for Lien Hearing	Sharon Gray	12/05/2025 8:46 am	Turn in for lien hearing

<i>Violations</i>				
#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-1616 (a)(13) - Encroach of Right of Way Corrections Required:Cease and desist the unauthorized obstruction or encroachment on a county right-of-way		Open	
2	LDR Sec. 20-659 (b) - Fences or Hedge Corrections Required:Fences or hedges may not exceed 4 feet in height when placed in the front setback Except in agricultural, commercial and industrial zoning districts, or hedge located in the side and rear yard setbacks may exceed the height of 8 feet.		Open	
3	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open	
4	LDR Sec 20-97 - Parking and storage of certain vehicles and trailers Corrections Required:Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property		Open	

<i>Additional Addresses</i>	
Address Type:	Complainant
Name:	RANDY MITCHELL
Address:	1339 SE LAKE RD ARCADIA, FL 34266
Phone:	(574) 265-3992 Cell #:

<i>Fees</i>				
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	09/24/2025	31.28		
		31.28	0.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____

YES	Violation founded	Owner Present	NO
5	Days in violation	per day fine	TOTAL
	Lien	Previous case cost	\$ 31.28
\$ 5,046.67	Total lien cost	Current case cost	
	Cost of \$ _____ to be paid in _____ days.		\$ 31.28 Total of case costs

CODE ENFORCEMENT COST BREAKDOWN

1221 DEHM

PHOTOS	Number of photos @ \$.15 per photo	33	\$ 4.95
SERVICE	Number of Certified letters @ \$10.44 per letter	0	\$ -
LEGAL SERVICE	Number of Certified letters @ \$10.44 per letter	1	\$ 10.44
	DAYS	PENALTY	\$ 15.39
Non compliant days		5 \$ 250.00	\$ 5,000.00
Previous SM Case costs			\$ 31.28
1st Affidavit/hearing days			\$ -
2nd Affidavit/hearing days			\$ -
3rd Affidavit/hearing days			\$ -
4th Affidavit/hearing days			\$ -
5th Affidavit/hearing days			\$ -
6th Affidavit/hearing days			\$ -
		TOTAL	\$ 5,046.67

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Certified Values

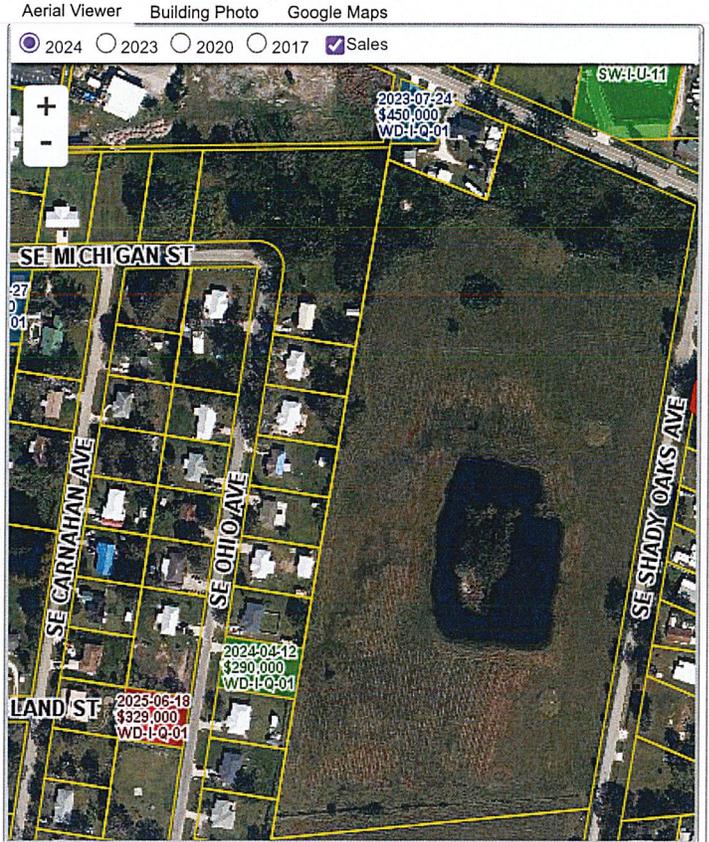
updated: 11/20/2025

Parcel: << 05-38-25-0211-0000-0300 (18794) >>

Owner & Property Info			
Owner	DEHM VERA D ESTATE 1221 SE LAKE RD ARCADIA, FL 34266		
Site	1221 SE LAKE RD, ARCADIA		
Description*	LAKE SIDE ESTATES PHASE TWO LOT 30 OR 199/728 OR 534/1976		
Area	0 AC	S/T/R	05-38-25
Use Code**	MOBILE HOME (0200)	Tax District	7
<small>*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.</small>			

Property & Assessment Values			
2024 Certified Values		2025 Certified Values	
Mkt Land	\$15,000	Mkt Land	\$15,000
Ag Land	\$0	Ag Land	\$0
Building	\$60,858	Building	\$66,775
XFOB	\$7,897	XFOB	\$7,753
Just	\$83,755	Just	\$89,528
Class	\$0	Class	\$0
Appraised	\$83,755	Appraised	\$89,528
SOH/10% Cap	\$23,663	SOH/10% Cap	\$23,427
Assessed	\$60,092	Assessed	\$66,101
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$60,092 other:\$60,092 school:\$83,755	Total Taxable	county:\$66,101 other:\$66,101 school:\$89,528

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	MOBILE HM (0800)	1983	1059	1444	\$65,084	

Extra Features & Out Buildings (Codes)						
Code	Desc	Year Blt	Value	Units	Dims	
1775	MH-CONN	1985	\$2,850.00	1.00	0 x 0	
1991	SHED-F	1987	\$46.00	35.00	7 x 5	
2003	SIDEWALK	1983	\$213.00	208.00	0 x 0	
0860	DRVWY CONC	1983	\$689.00	672.00	0 x 0	
1050	CARPRT-U	2005	\$813.00	378.00	21 x 18	
1455	FENCE VINYL	2005	\$2,747.00	222.00	0 x 0	

Land Breakdown						
Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 LT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$15,000 /LT	\$15,000	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: 2 of 7



Navigation & Search Tools

Measure & General Tools



Tool Labels X

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

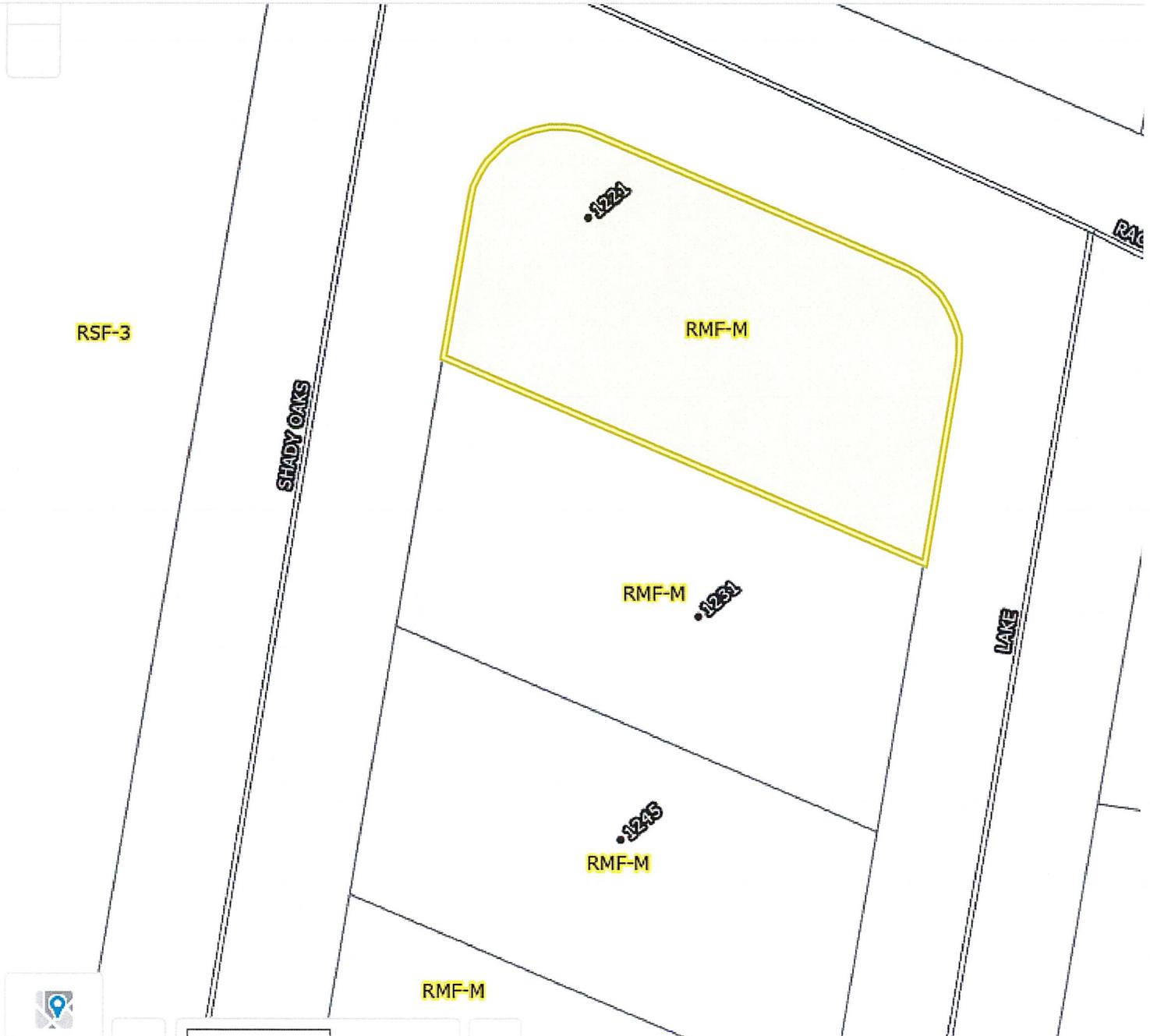
Navigation

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

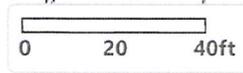
Find Data

Search

File



Basemaps



Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1611400 2025

R 05-38-25-0211-0000-0300

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

IF PAID IN TOTAL DUE	NOV1-DEC1	DEC2-DEC31	JAN1-JAN31	FEB1-FEB28	MAR1-MAR31
	\$1610.91	\$1627.69	\$1644.47	\$1661.25	\$1678.03

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$453.95
COUNTY LAW ENF	.0029406	\$194.38
SCHOOL LRE	.0030330	\$271.54
SCHOOL DISC	.0022480	\$201.26
SOUTHWEST WATER MGMT	.0001831	\$12.10
TOTAL AD-VALOREM:		\$1,133.23

**DEHM VERA D ESTATE
1221 SE LAKE RD
ARCADIA , FL 34266**

0.000 ACRES
LAKE SIDE ESTATES PHASE TWO
LOT 30
OR 199/728 OR 534/1976

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	\$89,528.00	DIST	7
ASSESS	\$66,101.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$66,101.00		



COMBINED TAXES & ASMTS: \$1,678.03
DISCOUNT: -\$50.34
UNPAID BALANCE: \$1,627.69

Exemptions:

**Property Address:
1221 SE LAKE RD ARCADIA 34266**

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2024	R	1609700-I	\$1,688.27	\$90.66	\$1,778.93	1382 I
			Total Due		\$1,778.93	

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
053825021100000300	R	2025	\$1,133.23	\$544.80	N/A	\$0.00	\$1,627.69
053825021100000300	R	2024	\$1,063.30	\$471.63	N/A	\$0.00	\$1,778.93
053825021100000300	R	2023	\$1,018.65	\$464.82	1/4/2024	\$1,453.80	\$0.00
053825021100000300	R	2022	\$957.00	\$454.67	11/1/2022	\$1,355.20	\$0.00
053825021100000300	R	2021	\$796.21	\$448.16	3/28/2022	\$1,244.37	\$0.00
053825021100000300	R	2020	\$703.77	\$442.81	11/4/2020	\$1,100.72	\$0.00
053825021100000300	R	2019	\$690.70	\$438.38	11/1/2019	\$1,083.92	\$0.00
053825021100000300	R	2018	\$618.78	\$432.50	11/5/2018	\$1,009.23	\$0.00
053825021100000300	R	2017	\$546.01	\$390.50	2/22/2018	\$927.14	\$0.00
053825021100000300	R	2016	\$522.43	\$390.50	11/23/2016	\$876.41	\$0.00
053825021100000300	R	2015	\$486.49	\$311.50	12/4/2015	\$774.05	0.00
053825021100000300	R	2014	\$433.27	\$287.50	11/3/2014	\$691.94	0.00

18500
15300 State
8/2/84

NO. 84-698

WARRANTY DEED—DeSoto Abstract Company, Arcadia, Florida

Form R.E.-1

This Indenture, Made this _____ day of January A.D. 19 84

between DORIS JEAN RACKEWEG, widow

part y of the first part and HAROLD E. DEHM and VERA D. DEHM, husband and wife whose address is 12 Michigan Avenue, Arcadia, Florida 33821

part ies of the second part,

Witnesseth, That the said part y of the first part, for and in consideration of the sum of -----Ten Dollars and other valuable consideration-----

to her in hand paid by the said part ies of the second part the receipt whereof is hereby acknowledged do by these presents Grant, Bargain, Sell, Remise, Release and Convey unto the said part ies of the second part, and to their heirs and assigns, forever, all the following described lot, piece or parcel of land situated in the County of DeSoto State of Florida and known and described as follows, to wit:

Lot 30 of LAKE SIDE ESTATES, PHASE TWO, a subdivision according to the map or plat thereof recorded in Plat Book 9, page 60, of the Public Records of DeSoto County, Florida.

Subject to reservations, restrictions and easements of record in the Public Records of DeSoto County, Florida.

Instrument prepared by:
DeSoto Abstract Company
By: Sue W. Newberry
P. O. Drawer 31
Arcadia, Florida 33821
10,438T

PLACE
STAMP
HERE

Received \$ 83.25 Date 2/2/84
in payment of State Documentary Stamps
DeSoto County, Florida
Delma Allen, Clerk

By: *Delma Allen*

FILED & RECORDED
DELMIA ALLEN
CLERK OF CIRCUIT COURT
DE SOTO COUNTY, FLORIDA

84 FEB -2 P1:55

To Have and to Hold the Same, together with all the hereditaments and appurtenances thereto belonging or in anywise appertaining, to the said part ies of the second part, their heirs and assigns forever, and the said part y of the first part do es hereby fully warrant the title to said land and will defend the same against the lawful claim of all persons whomsoever.
Part ies of the second part assume the payment of taxes for the year 1984 subsequent years.

In Witness Whereof, The said part y of the first part ha s hereunto set her hand and seal the day and year above written.
Signed, sealed and delivered in the presence of

John B. Spears

Doris Jean Rackeweg (SEAL)
DORIS JEAN RACKEWEG (SEAL)

_____ (SEAL)

State of FLORIDA, County of DESOTO

I Hereby Certify, That on this day personally appeared before me, an officer duly authorized

to administer oaths and take acknowledgements DORIS JEAN RACKEWEG, widow

to me well known to be the person described in, and who executed the foregoing instrument and acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.
WITNESS my hand and official seal this 27th day of January A. D. 1984.

NOTARY PUBLIC
STATE OF FLORIDA

Jan Paulson

Notary Public

My Commission expires _____ 19 _____



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:

7 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
DEHM VERA D.	F	02/11/1987	D	870812	233/537	1	\$0.00	LT 9 BLK 20 KING AND BAKER SUB View Image
DEHM VERA D.	T	01/08/1987	SAT	870101	232/526	1	\$0.00	OR 199 PG 729 View Image
DEHM VERA D.	F	10/14/1986	AGR	866374	228/1242	3	\$0.00	OR 199 PG 729, OR 205 PG 967 View Image
DEHM VERA D.	F	09/20/1984	AGR	845497	205/967	3	\$0.00	OR 199 PG 729 View Image
DEHM VERA D.	F	02/02/1984	MTG	840699	199/729	5	\$0.00	LOT 30 LAKE SIDE ESTATES PHASE II View Image
DEHM VERA D.	T	02/02/1984	D	840698	199/728	1	\$0.00	LOT 30 LAKE SIDE ESTATES PHASE II View Image
DEHM VERA D.	T	05/19/1983	D	832724	192/762	1	\$0.00	LOT 9 BLK 30 KING & BAKER SUB. View Image

7 items found, displaying all items.

1

Request: 4927 Entered on: 01/06/2025 10:39 AM By: Sarah Milstead

Customer Information

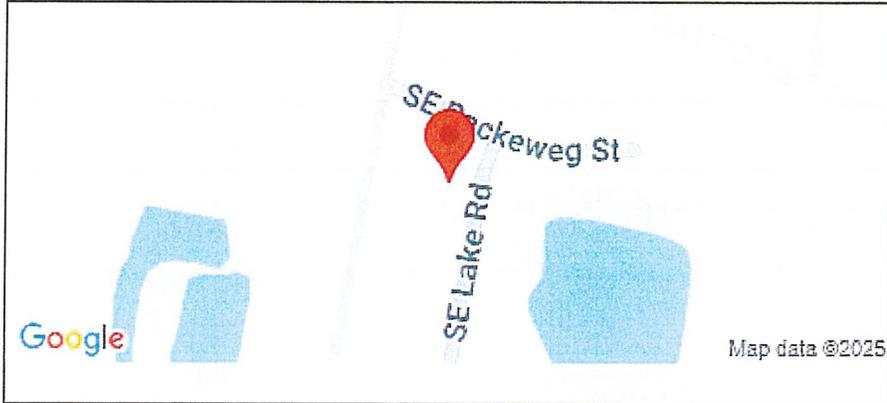
Name: RANDY MITCHELL
Address: 1339 SE LAKE RD
ARCADIA, FL 34266

Phone: (574) 265-3992
Alt. Phone:
Email:

Request Classification

Topic: Accumulation of Garbage / Refuse
Status: Open
Assigned to: Sharon Gray
Property Address: 1221 SE Lake Rd

Request type: Complaint
Priority: Normal
Entered Via: Other



Time of Day:
Property APN: 05-38-25-0211-0000-0300

Description

Nothing has been done to this place to clean it up, absolute disaster to say the least must see to believe please help us.

Reason Closed

Date Expect Closed: 01/16/2025

Enter Field Notes Below

Notes:

Notes Taken By: _____ Date: _____

AFFIDAVIT OF NON-COMPLIANCE

The undersigned Gray, Sharon hereby notifies the Special Master that the previous order of the Special Master (CE 25-0071) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

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

LDR Sec. 20-1616 (a)(13) Encroach of Right of Way: Any unauthorized obstruction or encroachment on a county right-of-way which tends to annoy or endanger the safety of travelers or render the highway less accommodating or convenient for public use

LDR Sec. 20-659 (b) Fences or Hedge: Fence or Hedges in violation

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited: No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County. (Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

LDR Sec 20-97 Parking and storage of certain vehicles and trailers: Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

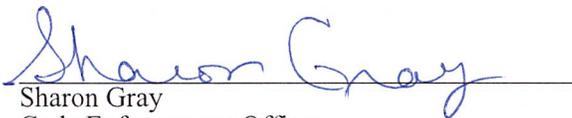
Dates of violation:

From 11/21/2025 the date set for compliance (or the date of the most recent prior inspection) To 11/26/2025 the date of my last inspection equals: **5 days in violation, with 4 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$31.28**

The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

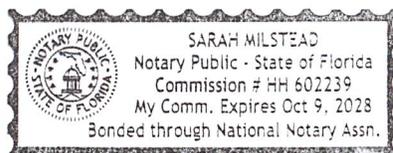
Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

Case Name DEHM VERA D ESTATE
Case # 25-0071


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

Before me, a notary public in and for said county and state, appeared Sharon Gray, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and subscribed before me this 3rd day of December, 2025.


Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,
vs.

ORIGINAL

CASE NO. SM-CE 2025-0071

VERA D. DEHM ESTATE

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on September 23, 2025, upon a Notice of Violation filed against Respondent, Vera D. Dehm Estate. Respondent was not present or represented by counsel at the hearing. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusions of law.

FINDINGS OF FACT

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

Parcel # 05-38-25-0211-0000-0300

as described in Book 199, Page 728 of the Official Records of DeSoto County, Florida, and more commonly known as 1221 SE Lake Road, Arcadia, Florida (hereinafter the "Subject Property")

2. At all times material hereto, the subject property was zoned RMF-M.

3. On or about January 6, 2025, DeSoto County Code Enforcement received a complaint concerning junk and debris, and unlicensed vehicles on the subject property.

4. On January 14, 2025, a site inspection was conducted of the subject property resulting in the finding that the property contained an unlicensed vehicle in the right-of-way, debris and plants in the right-of-way and a fence exceeding 4 feet in height in the front yard and setbacks.

5. The County has alleged that the Respondent has violated the following:

A. DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(13) Encroachment of Right of Way which prohibits the obstruction or encroachment on a county right of way.

B. LDR Section 20-659(b) Fences or Hedge which prohibits fences or hedges that exceed 4 feet in height when placed in the front setback.

C. DeSoto County Code of Ordinance (DCCO) Section 11-302 which prohibits the accumulation of garbage, refuse, rubbish, junk, debris, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

D. LDR Section 20-97 (b) Parking and Storage of certain vehicles and trailers which prohibits the parking or storage outdoors of motor vehicles, recreational vehicles or trailers of any type, without current license plates, or which appear to be abandoned or in significant disrepair, in any district that allows residential use.

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

7. Subsequent inspections, including an inspection on September 22, 2025, revealed the Subject Property to be in violation as alleged.

8. Petitioner has incurred, or anticipates incurring, costs of \$31.28 in the prosecution of this case.

CONCLUSIONS OF LAW

1. Respondent, by act, conduct, or omission, created or allowed conditions on the property in violation of DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(13) Encroachment of Right of Way; LDR Section 20-659(b) Fences or Hedges; DeSoto County Code of Ordinance Section 11-302 Unauthorized dumping and accumulation prohibited; and LDR 20-97 (b) Parking and Storage prohibited.

ORDER

Respondent is hereby ordered to:

A. Cease and desist for a period of two (2) years, from any future violation of DeSoto County Land Development Regulations (LDR) Section 20-1616(a)(13) Encroachment of Right of Way; LDR Section 20-659(b) Fences or Hedges; DeSoto County Code of Ordinance Section 11-302 Unauthorized dumping and accumulation prohibited; and LDR 20-97 (b) Parking and Storage prohibited.

B. Within thirty (30) days of the date of this Order, do all acts necessary to correct all violations.

C. To pay costs in the amount of \$31.28 which are assessed against Respondent in this cause and are payable within thirty (30) days of the date of this Order.

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

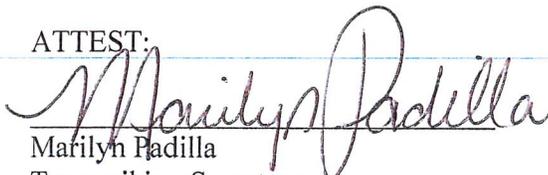
E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including but not limited to, an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED on October 7, 2025.



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

ATTEST:



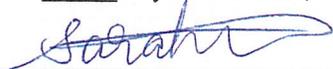
Marilyn Padilla
Transcribing Secretary

Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201, Arcadia, FL 34266
and

Respondent: Vera D. Dehm Estate, 1221 SE Lake Road, Arcadia, FL 34266

On this 8th day of October, 2025.

By: 

Sarah Milstead
Administrative Assistant

9589 0710 5270 2678 5706 22

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

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

OFFICIAL USE

Certified Mail Fee \$ 5.30

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

Return Receipt (hardcopy) \$ 4.40

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.74

Total Postage and Fees \$ 10.44

DEHM VERA D ESTATE S.G #25-0071
 1221 SE LAKE RD
 ARCADIA, FL 34266

ARCADIA POST OFFICE
 OCT - 9 2023
 34266-USPS

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 <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) C. Date of Delivery</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> <p>DEHM VERA D ESTATE 1221 SE LAKE RD ARCADIA, FL 34266</p> <p> 9590 9402 9567 5121 7526 00</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p><u>95</u> <u>0710</u> <u>5270</u> <u>2678</u> <u>5706</u> <u>22</u></p>	



12/31/2025 10:34

SHARON GRAY
1221 SE LAKE RD



12/31/2025 10:35

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1221 SE LAKE RD



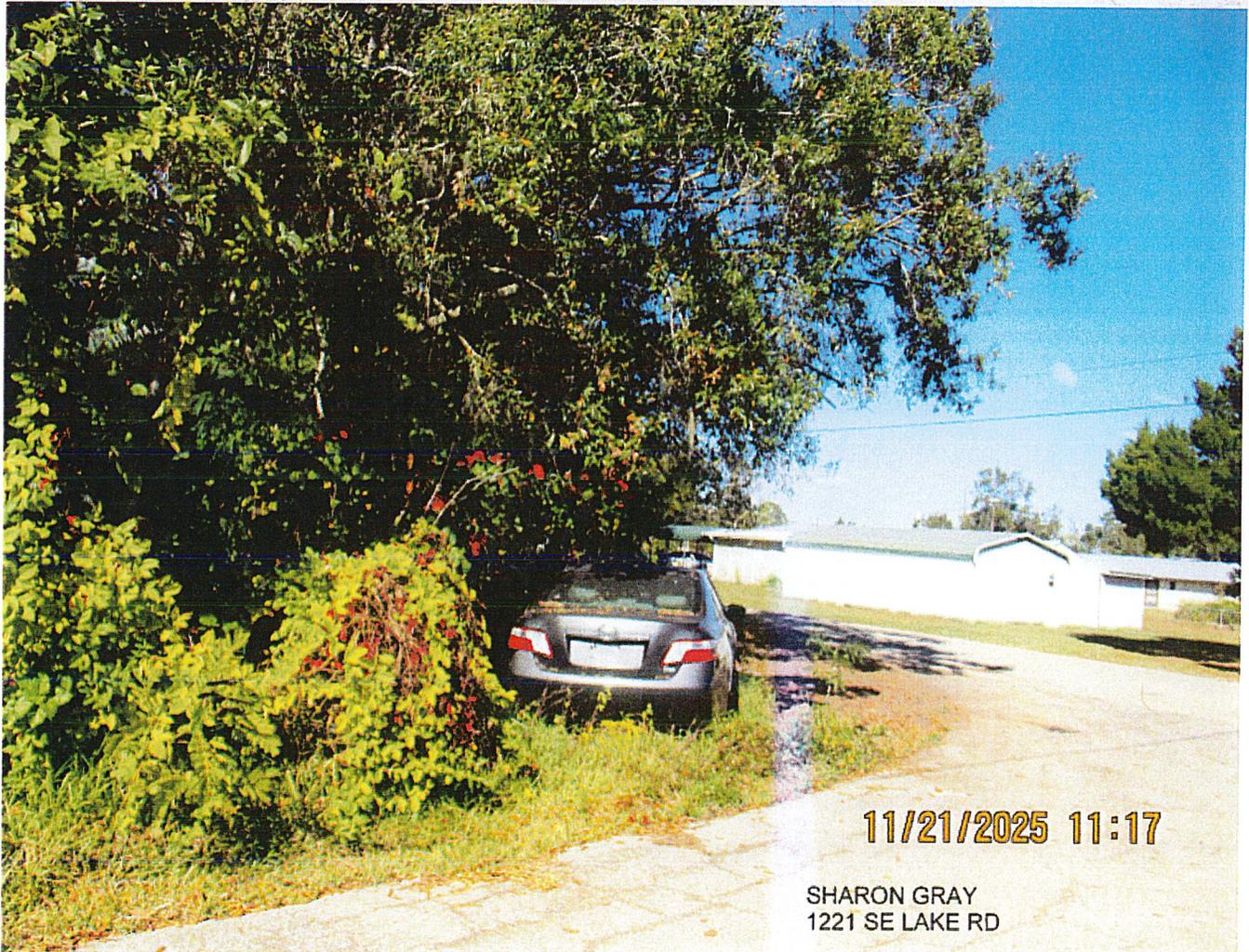
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1221 SE LAKE RD



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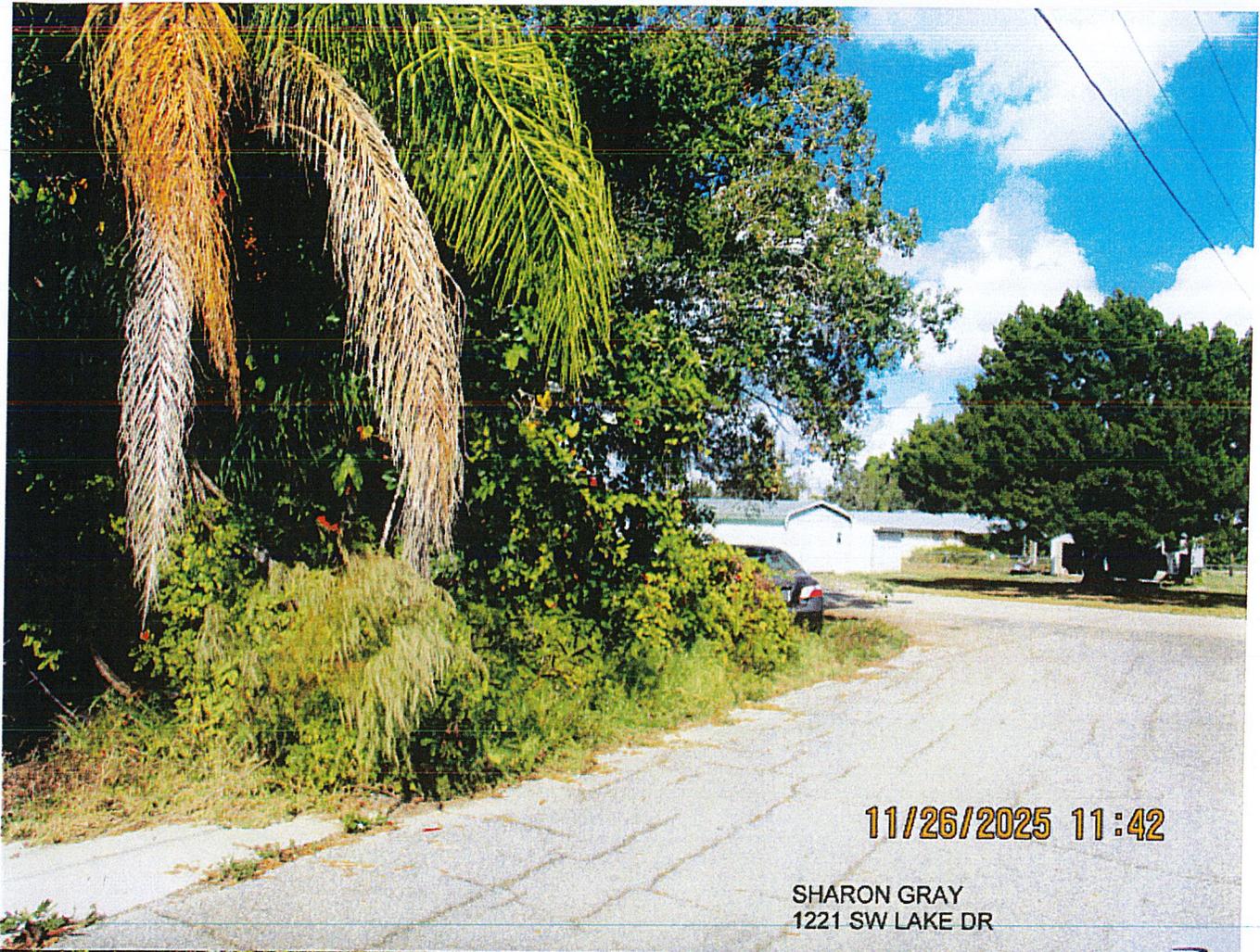
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SHARON GRAY
1221 SW LAKE DR



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1221 SE LAKE RD



12/02/2025 08:44

SHARON GRAY
1221 SE LAKE RD

Sharon Gray

From: Colonel James Vitali <jamesvitali@sheriffdesotofl.gov>
Sent: Wednesday, December 3, 2025 6:47 AM
To: Sharon Gray
Subject: RE: 1221 SE Lake Dr. - Unlicensed Vehicles in the County Right of Way

I will have a deputy take a look.



Colonel James Vitali
DeSoto County Sheriff's Office
Undersheriff
208 East Cypress Street
Arcadia, Florida 34266
Phone: (863) 993-4700 Ext: 6702
Fax: (863) 993-4712
Email: jamesvitali@sheriffdesotofl.gov

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Tuesday, December 2, 2025 5:45 PM
To: Colonel James Vitali <jamesvitali@sheriffdesotofl.gov>
Subject: 1221 SE Lake Dr. - Unlicensed Vehicles in the County Right of Way

This email originated inside of Desoto County BOCC.

Is there any way that we can get these vehicles red flagged if possible they are both untagged and in the county right of way. Please let me know if you need better photos or more information.

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

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

Desk: 863-491-6165

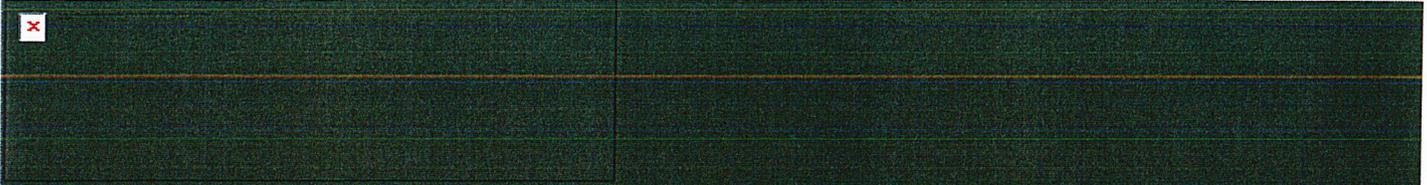
s.gray@desotobocc.com

www.desotobocc.com



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Notice sent from Colonel James Vitali