

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 **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 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 5694 59

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

Code Enforcement Case: CE-25-0071

Entered on: 01/06/2025 00:00

Printed on: 03/02/2026

Topic: Right of Way obstruction or encroachment
 Due Date: 03/03/26
 Initiated by: Citizen
 Hearing Date: 02/24/2026
 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:

APN : 05-38-25-0211-0000-0300

Cell #:

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

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)
Turned in for Lien Hearing	Sharon Gray	12/05/2025 8:46 am	Turn in for lien hearing
Submitted for Special Master Review and approval	Sharon Gray	12/05/2025 8:47 am	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	12/05/2025 11:27 am	Please prepare a Notice of Mandatory Imposition of Lien Hearing and Proof of Posting for January 27, 2026, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Inspection / Site Visit	Sharon Gray	12/08/2025 10:48 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	12/31/2025 10:34 am	Site visit photos taken in violation. The Sheriff's Department did have the vehicles removed from the county right of way.
Affidavit of Non Compliance for Lien Hearing	Sharon Gray	01/13/2026 9:08 am	Send to (Owner)
Notice of Mandatory Imposition of Lien Hearing	Sharon Gray	01/13/2026 3:04 pm	Send to (Owner - Cert no=9589071052702678569091)
Submitted for Special Master Review and approval	Sharon Gray	01/13/2026 3:48 pm	Submit for a lien for the February 24, 2026 hearing
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	01/14/2026 10:24 am	Please prepare a Notice of Mandatory Imposition of Lien Hearing and Proof of Posting for February 24, 2026, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Submitted for entry into Legistar	Sharon Gray	01/27/2026 8:26 am	
Entered into Legistar for Hearing Agenda	Jill Kersey	01/27/2026 10:02 am	
Mail and Post Notice of Lien Hearing	Sharon Gray	02/02/2026 11:37 am	Posted and mailed notice of lien hearing photos taken.
Proof of Posting	Sharon Gray	02/04/2026 9:05 am	Send to (Owner - Cert no=9589071052702678569091)
Inspection / Site Visit	Sharon Gray	02/09/2026 12:02 pm	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	02/17/2026 10:41 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	02/20/2026 10:21 am	Site visit photos taken in violation.
Lien Hearing	Sharon Gray	02/24/2026 1:00 am	Special Master Lien Hearing: Respondent was not present the case was continued due to paperwork errors.
Imposition of Lien Affidavit of Testimony	Sharon Gray	02/24/2026 9:26 am	
Notice Returned unclaimed	Sharon Gray	02/27/2026	Notice returned
Notice of Mandatory Imposition of Lien Hearing	Sharon Gray	03/02/2026 3:46 pm	Send to (Owner - Cert no=9589071052702678569459)

Violations

#	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	
	LDR Sec. 20-659 (b) - Fences or Hedge		Open	
2	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.			

- 3 DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Open
 Corrections Required: Remove all garbage, refuse, rubbish, junk, and debris from the property.

- LDR Sec 20-97 - Parking and storage of certain vehicles and trailers Open
- 4 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

Additional Addresses

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

Fees

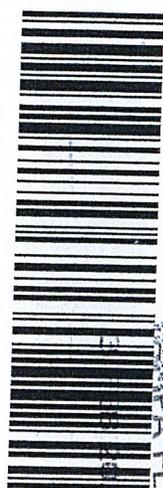
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	09/24/2025	31.28		
		31.28	0.00	

Inspection Notes

Date: _____ Time: _____

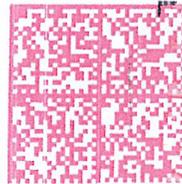
Findings: _____

DeSoto County Development
East Oak St. Suite 204
Arcadia, FL 34266



ARCADIA FL 335

9589 0710 5270 2678 5690 91



quadrant
FIRST-CLASS MAIL
IM1
\$010.44
02/02/2026 ZIP 34266
043M31248516

US POSTAGE

Vera D Dehm Estate
1221 SE Lake Rd
Arcadia, FL 34266

2026-02-27 A03:01

9927020043026595

34266-804721
34266-4451

NIXIE 339 FEB 1 0002/25/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 34266445154 *2501-04936-03-34

U.S. Postal Service
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sender

Vera D Dehm Estate
1221 SE Lake Rd
Arcadia, FL 34266

See Reverse for Instructions



TL6 0695 8292 0225 0T20 6856

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 27th day of January, 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 2nd day of February, 2026.



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

Certified Mailer # 9589 0710 5270 2678 5690 91

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 25-0071, 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 #05-38-25-0211-0000-0300 / **1221 SE LAKE RD, ARCADIA FL 34266**
@ _____ a.m / p.m _____ day of _____ 2026

and

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

Further, Affiant say eth naught.

Affiant Sharon Gray

Sworn to and subscribed before me this 4th day of February 2026 by Sharon Gray is personally known to me.

Certified Mailing Number: 9589071052702678569091 Sarah Milstead
Notary Public





SHARON GRAY
1221 SE LAKE RD



SHARON GRAY
1221 SE LAKE RD



02/20/2026 10:22

SHARON GRAY
1221 SE LAKE RD



02/20/2026 10:22

SHARON GRAY
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02/20/2026 10:22

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02/20/2026 10:22

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02/20/2026 10:22

SHARON GRAY
1221 SE LAKE RD



02/20/2026 10:22

SHARON GRAY
1221 SE LAKE RD



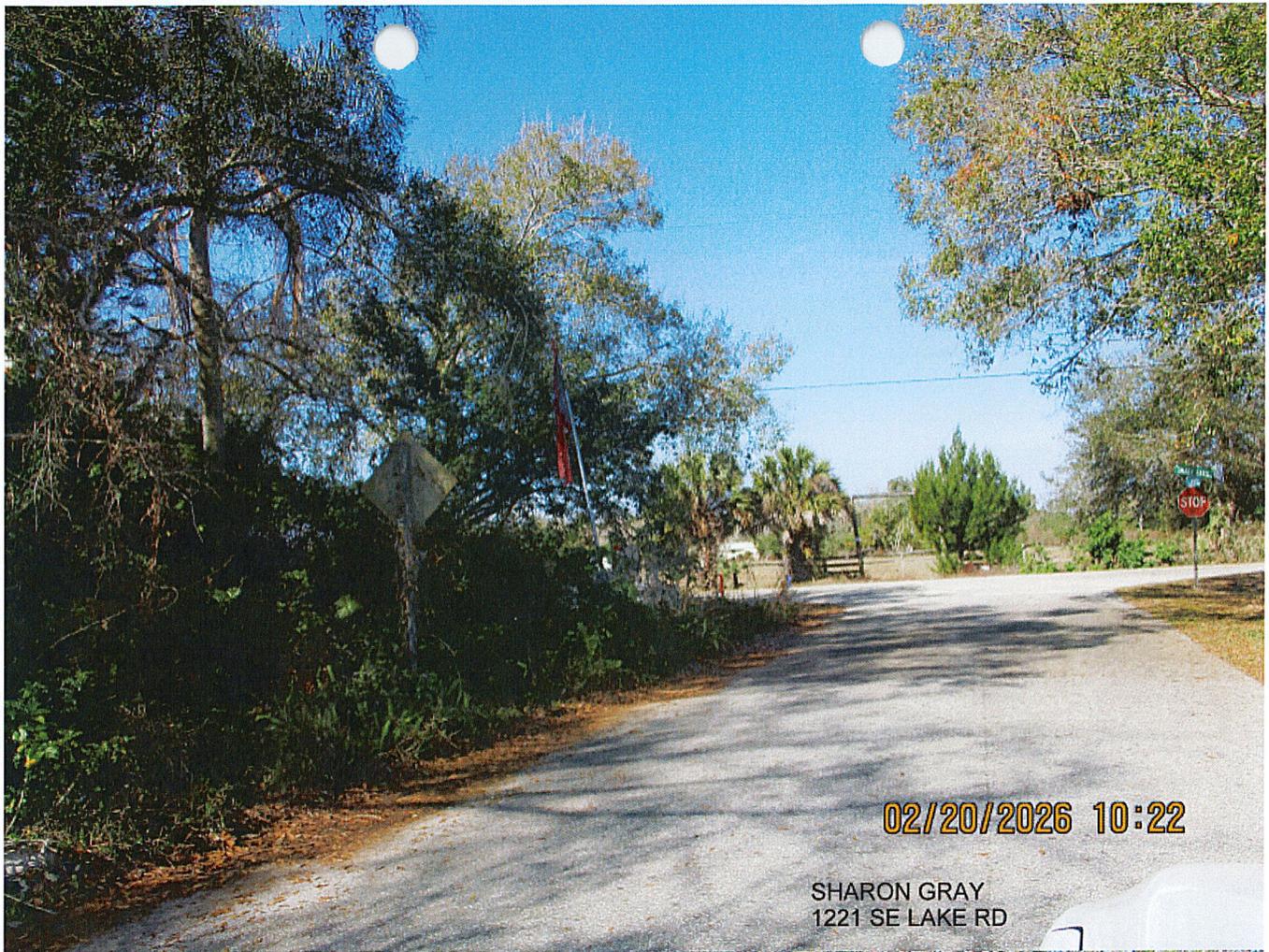
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SHARON GRAY
1221 SE LAKE RD



02/20/2026 10:22

SHARON GRAY
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02/20/2026 10:22

SHARON GRAY
1221 SE LAKE RD



02/20/2026 10:22

SHARON GRAY
1221 SE LAKE RD





02/17/2026 10:41

SHARON GRAY
1221 SE LAKE RD



02/17/2026 10:41

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02/17/2026 10:41

SHARON GRAY
1221 SE LAKE RD



02/17/2026 10:42

SHARON GRAY
1221 SE LAKE RD



02/17/2026 10:41

SHARON GRAY
1221 SE LAKE RD



02/17/2026 10:42

SHARON GRAY
1221 SE LAKE RD



02/09/2026 12:02

SHARON GRAY
1221 SE LAKE RD



02/09/2026 12:02

SHARON GRAY
1221 SE LAKE RD



02/09/2026 12:02

SHARON GRAY
1221 SE LAKE RD



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1221 SE LAKE RD



02/09/2026 12:02

SHARON GRAY
1221 SE LAKE RD



02/09/2026 12:02

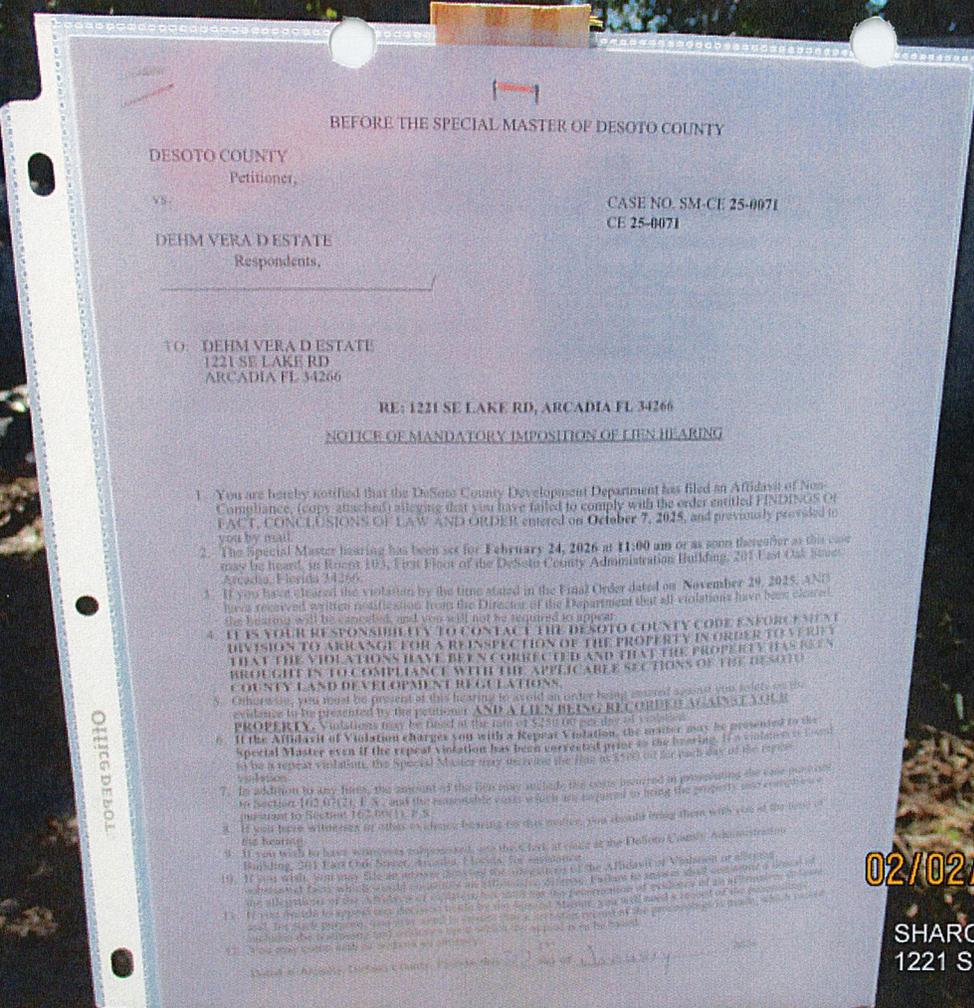
SHARON GRAY
1221 SE LAKE RD





02/09/2026 12:02

SHARON GRAY
1221 SE LAKE RD



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

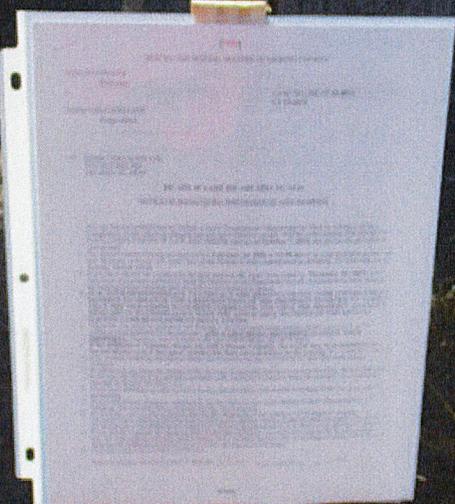
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1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Non-Compliance (copy attached) alleging that you have failed to comply with the order entitled FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered 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, at 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 gratification 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, and if 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 master 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 fine may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required as being the property owner's obligation pursuant to Section 165.05(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you to the time of the hearing.
9. If you wish to have 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 along with the witnesses to the Affidavit of Violation or attempt to establish facts which would constitute an affirmative defense. Failure to state or show competent evidence of the absence of culpable conduct may result in the presentation of evidence of an affirmative defense. The allegations of the Affidavit of Non-Compliance may result in the presentation of evidence of an affirmative defense.
11. If you decide to appeal any findings made by the Special Master, you will need a record of the proceedings, and the clerk prepared, you may need to request that a verbatim record of the proceedings be made, which would include the testimony and evidence presented at the hearing.
12. Your copy costs will be waived at the hearing.

Office DEBOL

02/02/2026 11:37

SHARON GRAY
1221 SE LAKE RD



02/02/2026 11:37

SHARON GRAY
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