

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0367

Shaver Lisa & Kaczmark Jennifer Niccole

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: Shaver Lisa & Kaczmark Jennifer Niccole, 1144 Nw Pine Chapel Dr, ARCADIA FL 34266.

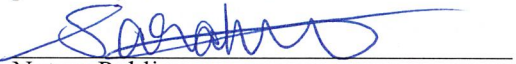
1. An inspection on August 20, 2025, Code Enforcement Officer visited your property located at 1144 Nw Pine Chapel Dr, ARCADIA FL 34266 described and zoned as: RM

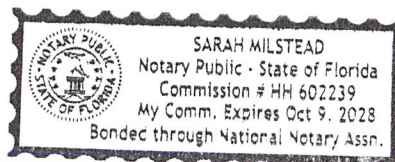
DeSoto County Tax Parcel Number #30-37-24-0286-0000-1560 more particularly described by deed or instrument number #201914003504 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Unauthorized dumping and accumulation prohibited, Parking and storage of certain vehicles and trailers, Prohibited RM, Parking and Storage of Certain Vehicles and Trailers.**
3. These are direct violation of DeSoto County Land Development Regulations: DCCO Section 11-302, LDR Sec 20-97, LDR Sec. 20-129 d, LDR Sec. 20-97 (b), 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 June 2, 2025 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Remove all garbage, refuse, rubbish, junk, and debris from the property. , 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 , Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process. , Remove the unauthorized travel trailer for the property. 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.


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

Sworn to and subscribed before me this 11th day of September, 2025 Affiant is
personally known to me.


Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0367

Shaver Lisa & Kaczmark Jennifer Niccole

Respondents,

TO: Shaver Lisa & Kaczmark Jennifer Niccole
1144 Nw Pine Chapel Dr
ARCADIA FL 34266

RE: 1144 Nw Pine Chapel 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 **October 28, 2025 at 11:00 A.M.** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this _____ day of _____ 2025.

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 _____, 2025.

Certified Mailing Number: 9589071052701588387436

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

Special Master Mandatory Hearing Case Checklist

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

✓ or N/A	Respondents Name	Lisa Shaver & Jennifer Nicole Kaczmark
	Site Address	1144 NW Pine Chapel Dr
	Respondent's Mailing Address	1144 NW Pine Chapel Dr
✓	Case Notes in date order	
✓	Case Cost to date	
✓	Property card	
✓	Tax Record	
✓	Deed Information	
✓	Complaint/Request	
✓	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing	
✓	Notice of Mandatory Hearing (file copy)	
✓	Green Card if received, and or Track and Confirm information from the USP website	
—	Original Notice to Correct in the envelope with green card attached if unclaimed	
✓	Copy of Notice to Correct that was posted and sent by regular Mail	
✓	Photograph of posting, if applicable	
✓	Affidavit of posting or hand delivery	
✓	Photographs of site visits in support of the case	
	Any correspondence to or from the Respondent or the Respondent's representative	
	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)	

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

Only the following violations will be referenced in the Notice of Mandatory Hearing:
DCCO Sec 11-302 Unauthorized Dumping & accumulation

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

Officers' Name Sharon Gray

Special Master Hearing on: October 28, 2025

Reviewed by: [Signature]

Date: 8/27/2025

SMCE 25-0367

Code Enforcement Case: CE-25-0367

Entered on: 05/29/2025 4:24 PM

Printed on: 08/26/2025

Topic: Garbage and Debris

Status: Open - N2C issued/Posted

Due Date: 08/01/25

Assigned To: Sharon Gray

Initiated by: Citizen

Area #: RM

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 1144 Nw Pine Chapel Dr , 34266

Phone:

Cell #:

APN : 30-37-24-0286-0000-1560

Owner Information

Owner Name: Shaver Lisa & Kaczmark Jennifer Niccole

Address: 1144 NW Pine Chapel Dr

Arcadia, FL 34266

Phone: 989-390-8780

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	05/13/2025	10:14 am	Request 5205-LISA SHAVER - Living in an RV, junk and debris, as well as unlicensed vehicles on the property. Note: This is the owner's daughter that is living on the property she is well aware that the letters/ notices will go to that property under Lisa's name.
Inspection / Site Visit	Sharon Gray	05/15/2025	9:21 am	Site visit photos taken I had limited view from the road at the driveway due to the woods that line the property line. I spoke to Tommy who took the call to get more information. He told me to go around the corner and that you can see the property from there.
Inspection / Site Visit	Sharon Gray	05/15/2025	12:57 pm	Site visit photos taken I observed multiple travel trailers one that is hooked up to a generator. I observed unlicensed vehicles, junk & debris and piles and piles of tires.
Notice of Violation	Sharon Gray	06/02/2025		> Inspection Time:12:57 pm, Send to (Owner - Cert no=9589071052701588384916), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	06/02/2025	12:51 pm	Posted and mailed notice to correct photos taken
Return Receipt Received	Sharon Gray	06/16/2025		Return receipt received
Phone Call	Thomas Turnbull	06/16/2025	11:15 am	Lisa Shaver call and said her daughter is going blind and she has cleaned up some but will need more time. (989-390-8780)
Inspection / Site Visit	Sharon Gray	06/17/2025	2:08 pm	Site visit photos taken one travel trailer has been removed and they have also worked on removing debris.
Inspection / Site Visit	Sharon Gray	07/03/2025	10:08 am	Site visit photos taken progress still being made with the debris clean up.
Inspection / Site Visit	Sharon Gray	07/31/2025	10:48 am	Site visit photos taken I need to call Lisa Shaver
Inspection / Site Visit	Sharon Gray	08/20/2025	8:39 am	Site visit photos taken in violation set up for Special Masters
Turn in for Special Master Hearing	Sharon Gray	08/26/2025	9:15 am	Turn in for Special Masters

Violations

#	Violation Type	Due Date	Status	Closed Date
1	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open	
2	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	
3	LDR Sec. 20-129 d - Prohibited RM Corrections Required:Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.		Open	
4	LDR Sec. 20-97 (b) - Parking and Storage of Certain Vehicles and Trailers Corrections Required:Remove the unauthorized travel trailer for the property		Open	

Additional Addresses

Address Type:Complainant
Name:LISA SHAVER
Address:1144 NW CHAPEL DR
ARCADIA, FL 34266
Phone:(989) 390-8780 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	36	\$ 5.40
SERVICE	Number of Certified letters	1	\$ 9.64
LEGAL SERVICE	Number of Certified letters	1	\$ 9.64
		TOTAL	\$ 24.68

x	PROPERTY CARD
x	TAX RECORD
x	DEED

Accepted	Rejected
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N2C GREEN CARD RETURN DATE

HEARING GREEN CARD RETURN DATE

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 8/21/2025

Parcel: << 30-37-24-0286-0000-1560 (8028) >>

Owner & Property Info

Result: 6 of 10

Owner	SHAVER LISA & KACZMARK JENNIFER NICCOLE JT/ROS ARCADIA, FL 34266		
Site	1144 NW PINE CHAPEL DR, ARCADIA		
Description*	PINE CREEK ACRES PARCEL 156 IN SEC 31 INST:200714012280 INST:201914003504		
Area	5.07 AC	S/T/R	30-37-24
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 Preliminary Values	
Mkt Land	\$126,750	Mkt Land	\$126,750
Ag Land	\$0	Ag Land	\$0
Building	\$49,425	Building	\$51,483
XFOB	\$2,968	XFOB	\$2,948
Just	\$179,143	Just	\$181,181
Class	\$0	Class	\$0
Appraised	\$179,143	Appraised	\$181,181
SOH/10% Cap	\$89,129	SOH/10% Cap	\$88,557
Assessed	\$90,014	Assessed	\$92,624
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$40,014 other:\$40,014 school:\$65,014	Total Taxable	county:\$41,902 other:\$41,902 school:\$67,624

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

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/30/2019	\$100	201914003504	QC	I	U	11
11/30/2007	\$100	200714012280	WD	I	U	
3/23/2007	\$100	594 / 2692	QC	I	U	
10/15/1987	\$100	241 / 542	QC	I	U	
11/1/1984	\$9,500	207 / 566	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1975	1344	1556	\$51,483

*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
0525	BARN-UC	1991	\$2,688.00	896.00	28 x 32
0850	CONCR SLAB	1975	\$260.00	400.00	20 x 20

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	5.070 AC	1.0000/1.0000 1.0000/ /	\$25,000 /AC	\$126,750	RM

* 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: 6 of 10

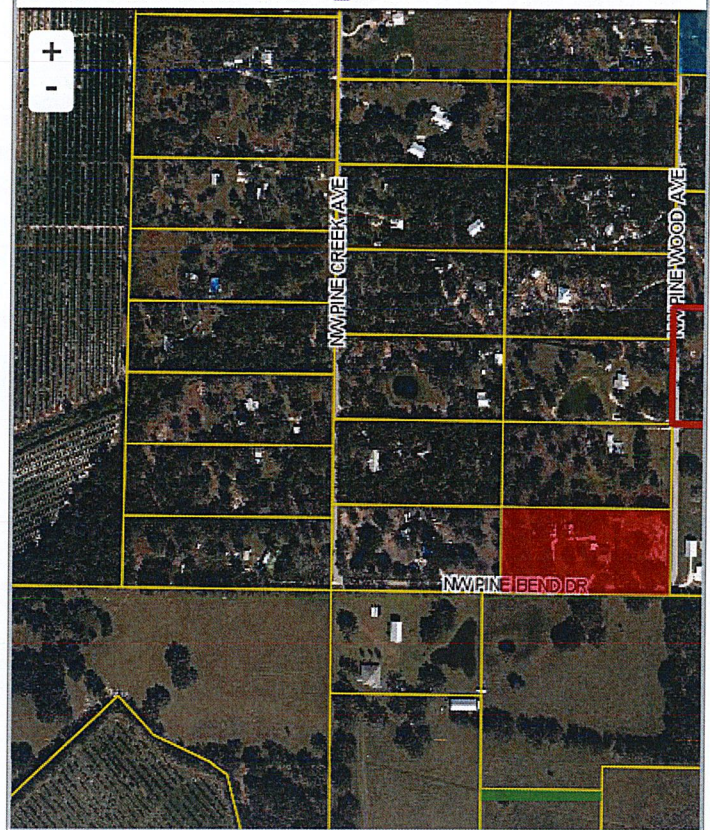
© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 8/21/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 723300 2024

R 30-37-24-0286-0000-1560

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$304.72
COUNTY LAW ENF	.0024399	\$97.63
SCHOOL LRE	.0030960	\$201.28
SCHOOL DISC	.0022480	\$146.15
SOUTHWEST WATER MGMT	.0001909	\$7.64
TOTAL AD-VALOREM:		\$757.42

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$80.00
Asmt - FIRE	\$118.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$228.13
TOTAL NON-AD VALOREM:	\$471.63

**SHAYER LISA &
KACZMARK JENNIFER NICCOLE
JT/ROS
1144 NW PINE CHAPEL DR**

5.070 ACRES
PINE CREEK ACRES
PARCEL 156 IN SEC 31
INST:200714012280
INST:201914003504

FAIR MKT VALUE	\$179,143.00	DIST	7
ASSESS	\$90,014.00	EXEMPT VALUE	\$50,000.00

TAXABLE VALUE \$40,014.00

**** PAID ****

COMBINED TAXES & ASMTS:

\$1,229.05

DISCOUNT:

\$0.00

UNPAID BALANCE:

\$0.00

Exemptions: HX HB

Property Address:

1144 NW PINE CHAPEL ARCADIA 34266

Last Payment: 04/21/2025 **Receipt Number:** 303906

Amount Collected: \$1,265.92 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
303724028600001560	R	2024	\$757.42	\$471.63	4/21/2025	\$1,265.92	\$0.00
303724028600001560	R	2023	\$788.52	\$464.82	4/21/2025	\$734.34	\$0.00
303724028600001560	R	2022	\$865.55	\$454.67	3/6/2025	\$1,233.37	\$0.00
303724028600001560	R	2021	\$870.12	\$448.16	7/10/2023	\$1,531.27	\$0.00
303724028600001560	R	2020	\$858.30	\$442.81	3/21/2023	\$1,511.77	\$0.00
303724028600001560	R	2019	\$1,769.39	\$438.38	4/14/2022	\$2,534.64	\$0.00
303724028600001560	R	2018	\$1,639.11	\$432.50	3/1/2021	\$2,379.33	\$0.00
303724028600001560	R	2017	\$1,439.64	\$390.50	8/5/2019	\$2,105.12	\$0.00
303724028600001560	R	2016	\$598.16	\$390.50	6/7/2018	\$1,149.56	\$0.00
303724028600001560	R	2015	\$632.98	\$311.50	3/9/2016	\$944.48	\$0.00
303724028600001560	R	2014	\$590.84	\$287.50	4/6/2015	\$904.69	0.00



Return to:
Name: Lisa Shaver
Address: 1144 NW Pine Chapel Dr.
Arcadia, Florida 34266

Inst: 201914003504 Date: 05/30/2019 Time: 1:56PM
Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 0.70

This Instrument Prepared by:
Lisa Shaver

Property Appraisers Parcel I.D. (Folio) Number(s): 30-37-24-0286-0000-1560

QUITCLAIM DEED
(INDIVIDUAL)

THIS INDENTURE, Made this 30th day of May 2019, by and between Lisa Shaver, a single woman, survivor of joint tenancy created by deed recorded as Inst. # 200714012280, Public records of DeSoto County, Florida, whose post office address is: 6846 SW Albritton St. Arcadia, Florida 34266, hereinafter called the grantor.

To Lisa Shaver, a single woman and Jennifer Niccole Kaczmark, a married woman, as Joint Tenants With Right of Survivorship whose post office address is: 1144 NW Pine Chapel Dr. Arcadia, Florida 34266, hereinafter called the grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of \$1.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in DeSoto County, Florida, to wit:

LOT 156, PINE CREEK ACRES, an unrecorded plat of DeSoto County , Florida, being more particularly described as follows:
BEGIN at the Southwest corner of the East ½ of Section 31, Township 37 South Range 24 East, DeSoto County, Florida; thence N 00°05'58" E along the West line of said tract, 663.78 feet to the Point of Beginning; thence continue same line 456.25 feet; thence S 89°12'27" E, 484.69 feet; thence S 00°36'58" W, 456.32 feet; thence N 89°11'42" W, 480.57 feet to the Point of Beginning. **SUBJECT** to a thirty-three (33') foot easement along the South and West sides for road, drainage and utilities and a fifteen (15') foot drainage easement along the East side.

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: Karen M. Smith
Witness Printed Name: KAREN M. Smith

Lisa Shaver
Lisa Shaver

Witness Signature: Diana L. Heitman
Witness Printed Name: Diana L. Heitman

STATE OF Florida
COUNTY OF Desoto

The foregoing instrument was acknowledged before me this, 30th day of May, 2019 by Lisa Shaver. She is personally known to me or has produced driver license(s) as identification

My Commission Expires:

Karen M. Smith
Printed Name: KAREN M. Smith
Notary Public





[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:

4 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
SHAVER LISA LYNN	F	11/01/2024	UNK	202414008236	0/0	7	\$0.00	1974 SKYL DWMH ID #0165444AH & ID #0165444BH View Image
SHAVER LISA	F	05/30/2019	D	201914003504	0/0	1	\$10.00	LT 156, PINE CREEK ACRES View Image
SHAVER LISA JTROS	T	05/30/2019	D	201914003504	0/0	1	\$10.00	LT 156, PINE CREEK ACRES View Image
SHAVER LISA	T	12/05/2007	D	200714012280	0/0	1	\$10.00	LOT 156 PINE CREEK ACRES View Image

4 items found, displaying all items.

1

Customer Information

Name: LISA SHAVER
Address: 1144 NW CHAPEL DR
ARCADIA, FL 34266

Phone: (989) 390-8780
Alt. Phone:
Email:

Request Classification

Topic: Other - Code Enforcement
Status: Open

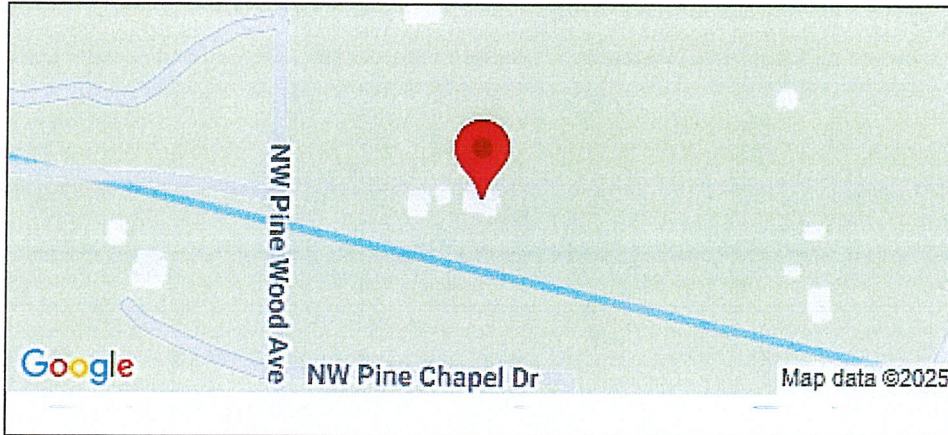
Request type: Complaint

Priority: Normal

Assigned to: Sharon Gray

Entered Via: Phone

Property Address: 1144 NW Pine Chapel Dr



Property APN: 30-37-24-0286-0000-1560

Description

Living in an RV, junk and debris, as well as unlicensed vehicles on the property.

Note: This is the owner's daughter that is living on the property she is well aware that the letters/ notices will go to that property under Lisa's name.

Reason Closed

Date Expect Closed: 05/27/2025

Enter Field Notes Below

Notes: Multiple travel trailers, unlicensed vehicles,
junk & debris, Check the condition of the
home on property appraisers. Unauthorized
dumping, construction debris, tires

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

Sec. 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)



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

COPY

NOTICE to CORRECT VIOLATION

Shaver Lisa & Kaczmark Jennifer Niccole
1144 NW Pine Chapel Dr
Arcadia, FL 34266

RE: 1144 Nw Pine Chapel Dr
PIN #: 30-37-24-0286-0000-1560
Case No: CE-25-0367

Date: June 2, 2025

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):

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.

LDR Sec. 20-129 d Prohibited RM: Prohibited Uses and Structures, RM zoning. Travel trailer being lived in.

LDR Sec. 20-97 (b) Parking and Storage of Certain Vehicles and Trailers: Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under [Section 20-728\(e\)](#), a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under [Section 20-728\(e\)](#), said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage.

Facts constituting violation (including date, time, and place of violation): On **May 15, 2025** at **12:57 pm**, the property located at **1144 Nw Pine Chapel Dr** was visited and revealed the following:

There are multiple travel trailers on the property including one that is hooked up to a generator. There are unlicensed vehicles, as well as junk & debris including large piles of tires and various building materials piles. Travel trailers are not allowed to be lived in, in that zoning district. Please tag/license or remove the unlicensed vehicles or store them in an enclosed structure. Please remove the junk and debris from the property. Please remove or properly store the building materials. Please remove the tires from the property.

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

Remove all garbage, refuse, rubbish, junk, and debris from the property.

Due by: June 17, 2025

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

Due by: June 17, 2025

Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.

Due by: June 17, 2025

Remove the unauthorized travel trailer for the property

Due by: June 17, 2025

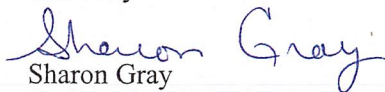
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation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

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

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

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

Sincerely


Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588384916

9589 0710 5270 1588 3849 16

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

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$ 6.9	
Total Postage and Fees \$ 11.75	

ARCADIA POST OFFICE
JUN 2 2025
34266-USPS

Postmark Here

Lisa Shaver & Jennifer Niccole Kaczmark JT/RO:
1144 NW Pine Chapel Dr
Arcadia, FL 34266

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>Carissa Bigsby</i> ☐ Agent ☐ Address
1. Article Addressed to:	B. Received by (Printed Name) <i>Carissa Bigsby</i> C. Date of Delivery <i>6/1/25</i>
Lisa Shaver & Jennifer Niccole Kaczmark JT/ROS 1144 NW Pine Chapel Dr Arcadia, FL 34266	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9590 9402 8961 4064 9550 43	3. Service Type ☐ Adult Signature ☐ Priority Mail Express [®] ☐ Adult Signature Restricted Delivery ☐ Registered Mail TM ☒ Certified Mail [®] ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Signature Confirmation ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	





COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Sharon Gray, duly sworn, deposes and says: That on 6/2/2025 @ 12:51 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

Shaver Lisa & Kaczmark Jennifer Niccole
1144 NW Pine Chapel Dr
Arcadia, FL 34266

at the following location(s): 1144 Nw Pine Chapel Dr

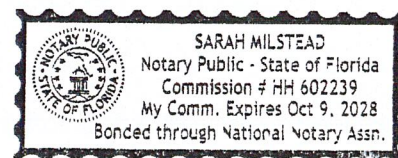
I declare under penalty of perjury that the forgoing is true and correct.

DATE: June 2, 2025

affiant Sharon Gray

Sworn to and subscribed before me this 3rd day of June, 2025 by
Sharon Gray who is personally known OR Produced Identification

Sarah Milstead
Notary Public





08/20/2025 08:39

SHARON GRAY
1144 NW PINE CHAPEL DR



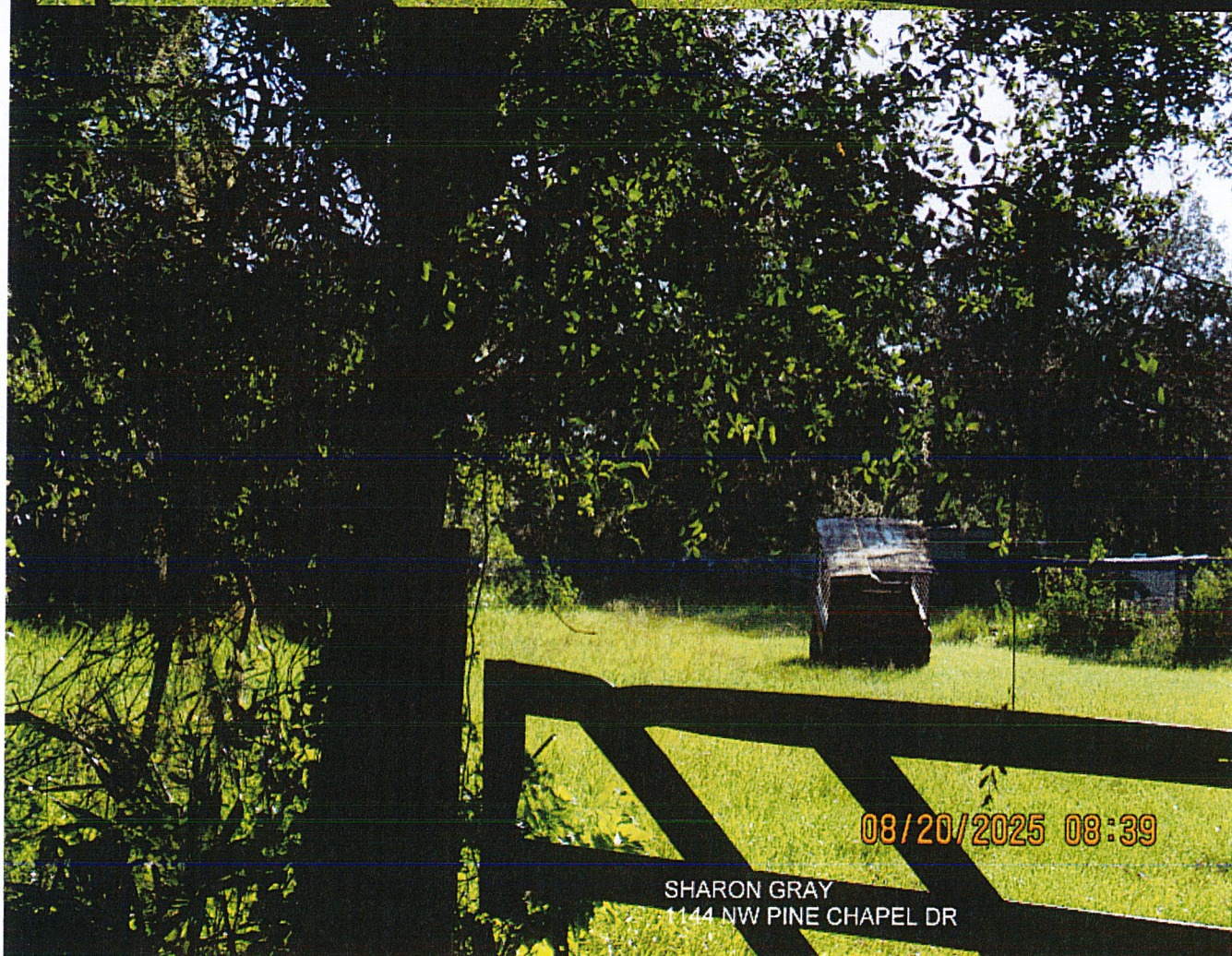
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SHARON GRAY
1144 NW PINE CHAPEL DR



08/20/2025 08:39

SHARON GRAY
1144 NW PINE CHAPEL DR



08/20/2025 08:39

SHARON GRAY
1144 NW PINE CHAPEL DR





07/31/2025 10:50

SHARON GRAY
1144 NW PINE CHAPEL DR



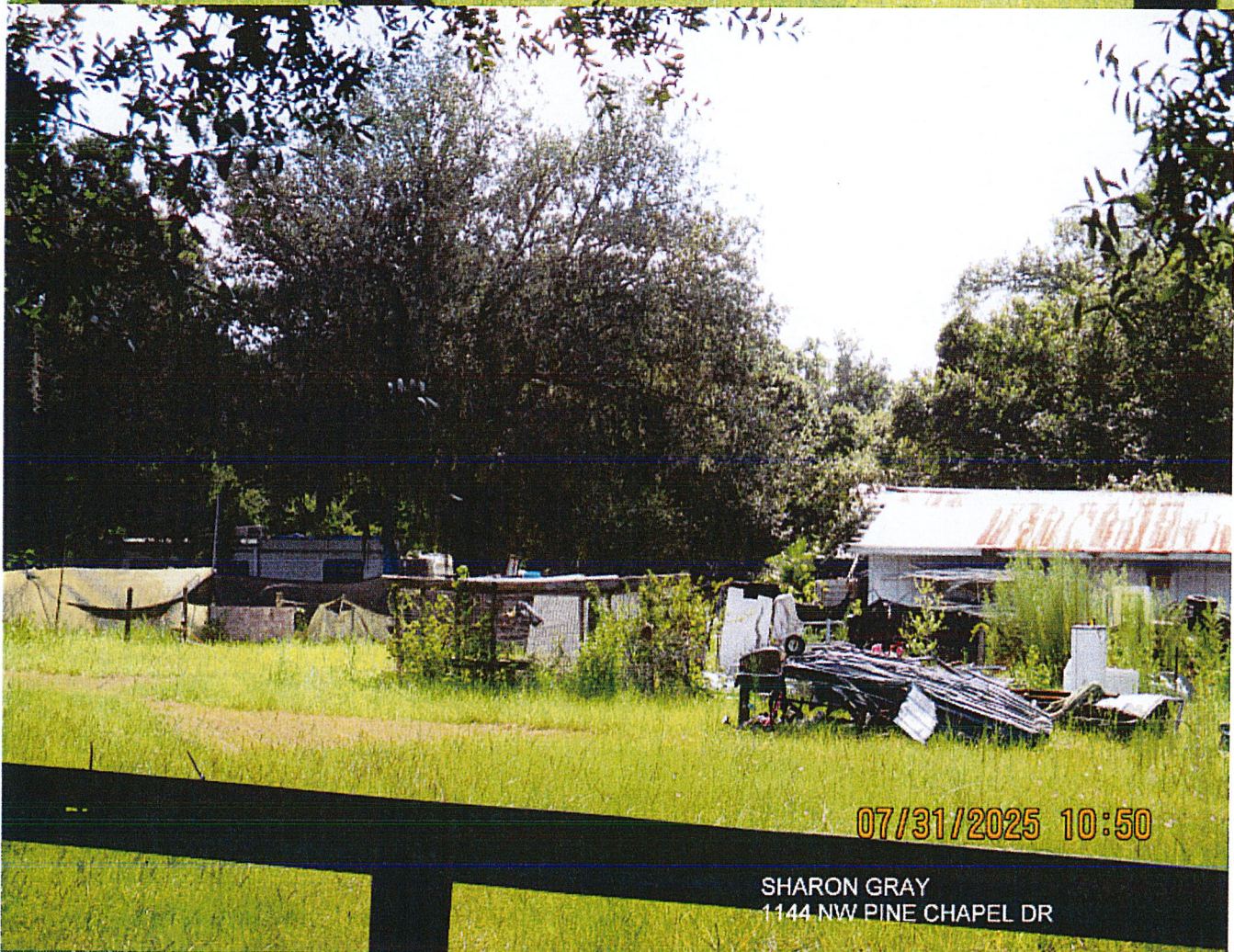
07/31/2025 10:50

SHARON GRAY
1144 NW PINE CHAPEL DR



07/31/2025 10:50

SHARON GRAY
1144 NW PINE CHAPEL DR



07/31/2025 10:50

SHARON GRAY
1144 NW PINE CHAPEL DR



07/03/2025 10:08

SHARON GRAY
1144 NW PINE CHAPEL DR



07/03/2025 10:10

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07/03/2025 10:10

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06/17/2025 14:08

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06/17/2025 14:09

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06/17/2025 14:12

SHARON GRAY
1144 NW PINE CHAPEL DR





05/15/2025 09:22

SHARON GRAY
1144 NW PINE CHAPEL DR

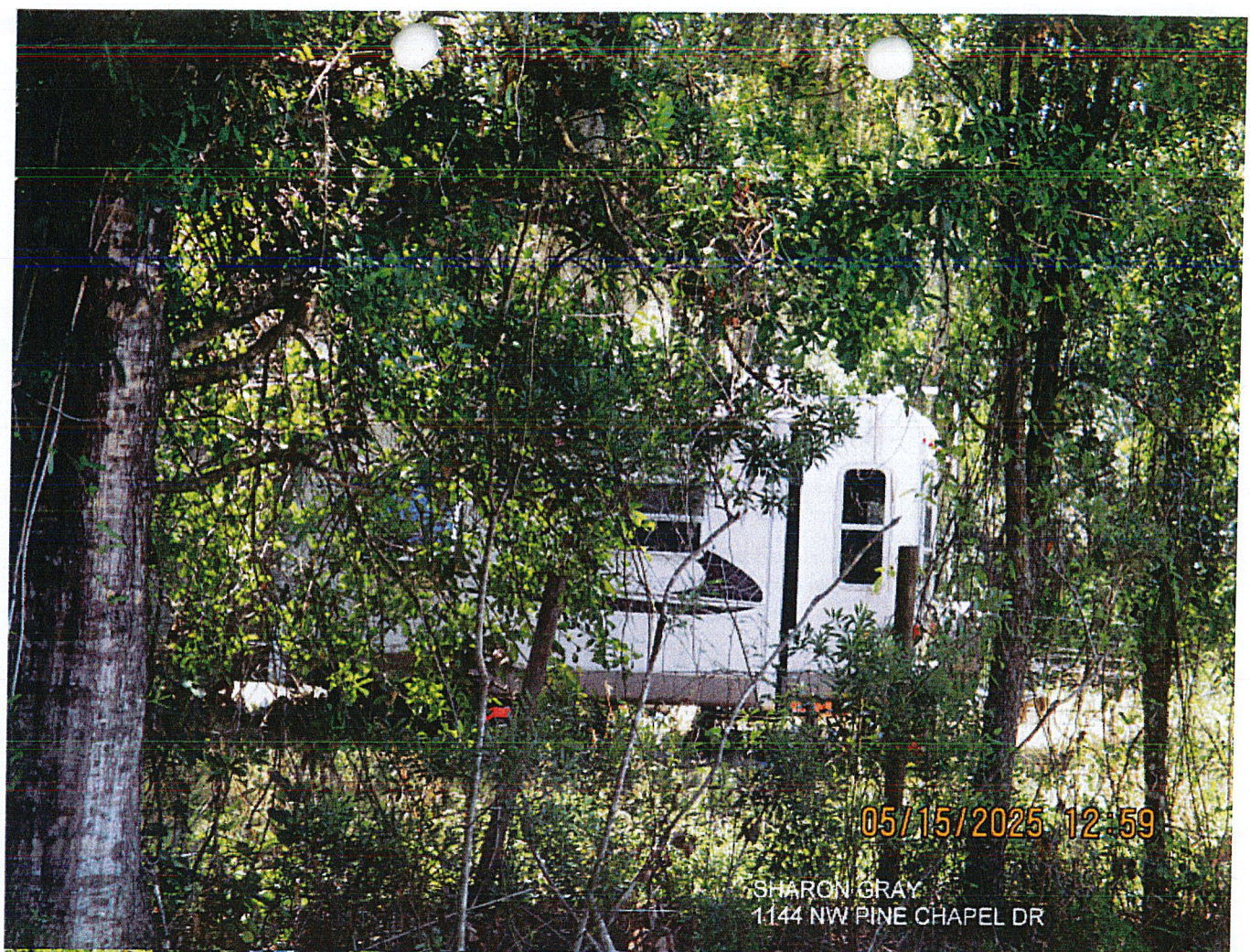


05/15/2025 09:22

SHARON GRAY
1144 NW PINE CHAPEL DR







05/15/2025 12:59

SHARON GRAY
1144 NW PINE CHAPEL DR



05/15/2025 12:59

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05/15/2025 12:59

SHARON GRAY
1144 NW PINE CHAPEL DR



05/15/2025 13:01

SHARON GRAY
1144 NW PINE CHAPEL DR