

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 25-0367
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 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 **Novemebr 10, 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 **December 11, 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# 9589071052702678570448

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

Code Enforcement Case: CE-25-0367

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

Printed on: 03/02/2026

Topic: Garbage and Debris
 Due Date: 03/03/26
 Initiated by: Citizen
 Hearing Date: 02/24/2026
 SM Case No: 25-0367

Status: Open - N2C issued/Posted
 Assigned To: Sharon Gray
 Area #: RM
 Hearing Time: 11:00 am

Permit

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

Property Location

Occupant Name:

Address: 1144 Nw Pine Chapel Dr , 34266

Phone:

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

Cell #:

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
Submitted for Special Master Review and approval	Sharon Gray	08/26/2025	9:16 am	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	08/27/2025	8:53 am	Please prepare an affidavit of violation and Notice of Mandatory Hearing for October 28, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Affidavit of Violation	Sharon Gray	08/29/2025	3:21 pm	> Instrument No:201914003504 ,
Notice of Mandatory Hearing	Sharon Gray	08/29/2025	3:47 pm	Send to (Owner - Cert no=9589071052701588387436)
Proof of Posting	Sharon Gray	08/29/2025	3:52 pm	Send to (Owner - Cert no=9589071052701588387436)
Submitted for entry into Legistar	Sharon Gray	09/11/2025	2:52 pm	
Entered into Legistar for Hearing Agenda	Jill Kersey	09/17/2025	11:23 am	
Mail and Post Notice of Hearing and Violation	Sharon Gray	09/26/2025	10:26 am	Posted and mailed notice of hearing photos taken
Inspection / Site Visit	Sharon Gray	10/07/2025	8:56 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	10/14/2025	8:48 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	10/20/2025	9:06 am	Site visit photos taken in violation
Notice Returned unclaimed	Sharon Gray	10/23/2025		Notice returned
Inspection / Site Visit	Sharon Gray	10/27/2025	8:55 am	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	10/27/2025	12:33 pm	I made a lot of progress, but then Hurricane Ian hit and destroyed nearly everything. The home became unlivable. The state provided me with the travel trailer that's currently on the property so I would have a safe place to live. I was told it was okay for me to stay in it since my home was destroyed by the storm. I have been in contact with rebuild Florida and hoping they will help me with demolition of th property, clean up and rebuilding.

The reason for the generator is that FPL disconnected my electricity, and I have been trying to get it restored. Unfortunately, I cannot afford the required electrical inspection at this time, and the generator is the only way I have to power basic things like lights and a refrigerator.

Before receiving this notice, I had already started correcting several of the violations. My son's camper had been one of the ones on the property, and I asked him to move it. He did — and only days later, on August 10, 2025, my son passed away. Since then, it's been incredibly painful for me to even be at the property. Everywhere I look, I see memories of him — where he parked, where he laughed, where we last talked. It's emotionally overwhelming just to be there, but I'm doing my best to face it and keep moving forward.

A week after losing my son, I also lost my grandmother on August 17. Just days before that, on August 15, my brother suffered severe burns and was hospitalized. It has been an unimaginable time of grief, and I'm still trying to find my footing while dealing with all of this.

I'm not trying to make excuses or avoid responsibility. I just want to be honest about my situation. I truly want to clean the property and make it right — I just need compassion, time, and a little understanding to get there.

Please consider granting me an extension to continue cleaning and bringing the property into compliance. I will keep making progress as best I can, both physically and emotionally.

Thank you so much for your time, your compassion, and for considering my situation with kindness.

Can you also please tell me exactly what needs to be done to be in compliance .

With heartfelt respect and gratitude,
Jennifer Niccole Kaczmark
1144 NW Pine Chapel Dr
Arcadia, FL 34266
Phone: 941-875-8668
Email: jenniferchaney5@gmail.com

Case Notes	Sharon Gray	10/27/2025	1:56 pm	I showed Jorge the email he said that they can plead their case to the Special Master
Phone Call	Sharon Gray	10/27/2025	1:59 pm	Called and left a message
Special Master Hearing	Sharon Gray	10/28/2025	11:00 am	Special Masters Hearing Respondent was present was found in violation and ordered to correct with in 30 days of the order. A two year cease & desist. A non-compliance fine of up to \$250.00 per day, per violation. Case cost in the amount of \$28.63 to be paid in 30 days of the order.
Special Master Facts and Findings	Sarah Milstead	11/12/2025	11:30 am	Received Orders on November 10, 2025. Mailed on November 12, 2025 (mailing #9589-0710-5270-2678-5702-26).
Return Receipt Received	Sharon Gray	11/21/2025		Received signed green card
Inspection / Site Visit	Sharon Gray	12/11/2025	10:23 am	Site visit photos taken in violation.
Inspection / Site Visit	Sharon Gray	01/14/2026	9:15 am	Site visit photos taken in violation
Special Master Mandatory Imposition of Lien Hearing Checklist	Sharon Gray	01/14/2026	3:24 pm	Send to (Owner)
Affidavit of Non Compliance for Lien Hearing	Sharon Gray	01/14/2026	4:42 pm	Send to (Owner)
Notice of Mandatory Imposition of Lien Hearing	Sharon Gray	01/27/2026	9:02 am	Send to (Owner - Cert no=9589071052702678569183)
Turn in for Special Master Hearing	Sharon Gray	01/27/2026	9:20 am	Submit for Lien Hearing
Submitted for Special Master Review and approval	Sharon Gray	01/27/2026	9:39 am	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	01/27/2026	9:46 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 10:00 am	
Entered into Legistar for Hearing Agenda	Jill Kersey	01/27/2026 10:09 am	
Mail and Post Notice of Lien Hearing	Sharon Gray	02/02/2026 10:30 am	Posted and mailed notice of hearing photos taken.
Proof of Posting	Sharon Gray	02/04/2026 9:20 am	Send to (Owner - Cert no=9589071052702678569183)
Inspection / Site Visit	Sharon Gray	02/09/2026 10:27 am	Site visit photos taken in violation.
Inspection / Site Visit	Sharon Gray	02/17/2026 8:41 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	02/20/2026 8:43 am	Site visit photos taken in violation.
Imposition of Lien Affidavit of Testimony	Sharon Gray	02/24/2026 9:06 am	
Lien Hearing	Sharon Gray	02/24/2026 11:00 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 4:15 pm	
Notice Returned unclaimed	Sharon Gray	02/27/2026	Notice Returned
Notice of Mandatory Imposition of Lien Hearing	Sharon Gray	03/02/2026 4:16 pm	Send to (Owner - Cert no=9589071052702678570448)

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 #:

Fees

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	02/20/2026	28.63		SM Case Cost
		28.63	0.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____

AFFIDAVIT OF NON-COMPLIANCE

The undersigned Gray, Sharon hereby notifies the Special Master that the previous order of the Special Master (CE 25-0367) 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:

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 12/11/2025 the date set for compliance (or the date of the most recent prior inspection) To 01/14/2026 the date of my last inspection equals: **34 days in violation, with 2 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$28.63**

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.

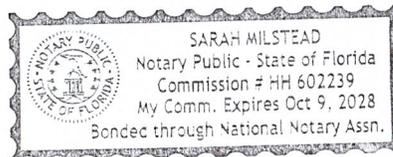
Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

Case Name Shaver Lisa & Kaczmark Jennifer Niccole
Case # 25-0367

Sharon Gray
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 14th day of January, 2026.

Sarah Milstead
Notary Public



BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned personally appeared, Affiant who having been duly sworn deposed and said as follows:

I posted a true and correct copy of the Affidavit of Violation and The Notice of Mandatory Hearing in Case # SM CE 25-0367, 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 #30-37-24-0286-0000-1560 / **1144 Nw Pine Chapel Dr, ARCADIA FL 34266**
@10:30 a.m / p.m 2nd day of February 2026

and

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

Further, Affiant say eth naught.

Affiant Sharon Gray

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

Sarah

Certified Mailing Number: 9589071052702678569183 Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 25-0367
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 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 **November 10, 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.
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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 5691 83

AFFIDAVIT OF NON-COMPLIANCE

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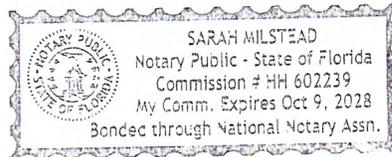
Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

Case Name Shaver Lisa & Kaczmark Jennifer Niccole
Case # 25-0367

Sharon Gray
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 14th day of January, 2026.

Sarah Milstead
Notary Public



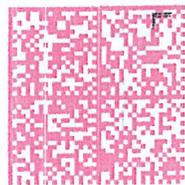
DeSoto County, Development
204 East Oak St. Suite 204
Arcadia, FL 34266



TAMPA FL 335

FEB 2 2026 PM 5

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US POSTAGE

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

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DRP 2/2

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34266-34114
34266>4451

NOT DELIVERABLE TO SENDER
UNABLE TO FORWARD
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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 \$

Postmark Here

FEB 2 - 2026

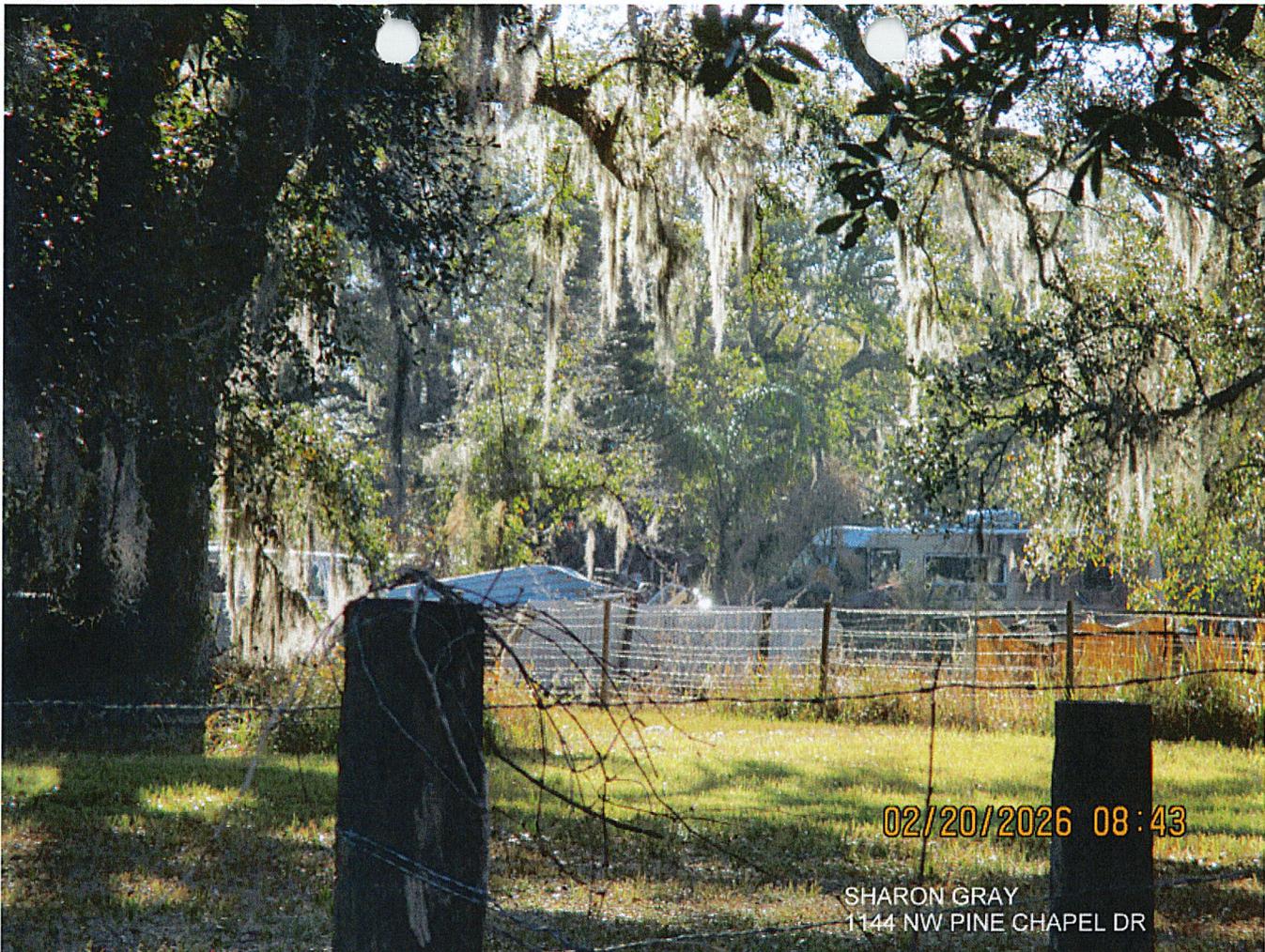
Postage

Total Postage and Fees

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

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

ER 1695 8292 0225 0720 6856



02/20/2026 08:43

SHARON GRAY
1144 NW PINE CHAPEL DR



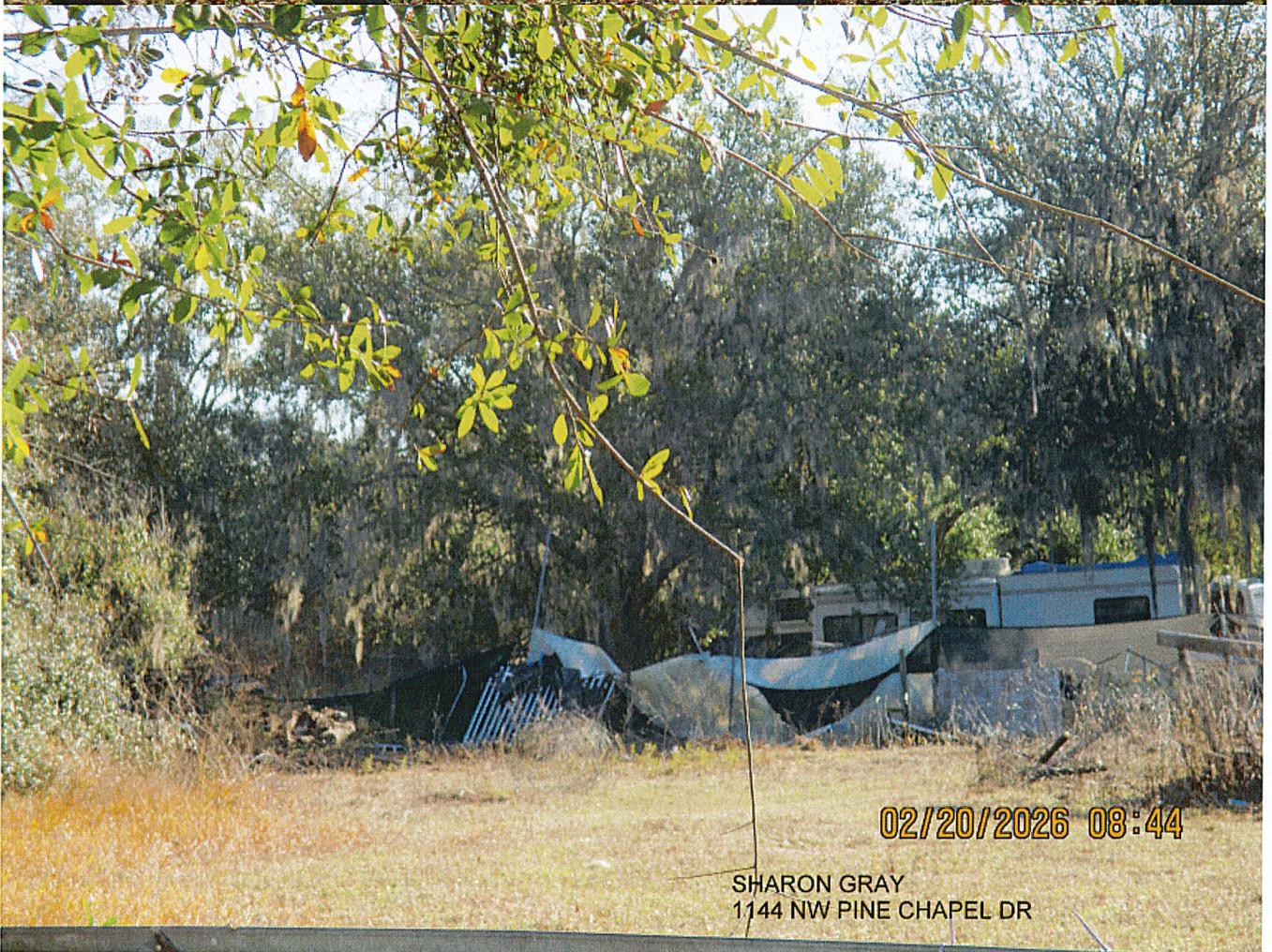
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SHARON GRAY
1144 NW PINE CHAPEL DR



02/20/2026 08:44

SHARON GRAY
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SHARON GRAY
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02/20/2026 08:44

SHARON GRAY
1144 NW PINE CHAPEL DR



POSTED
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NO SE PERMITE EL PASO
A ESTA ZONA SIN PERMISO
DE LA SEÑORA SHARON GRAY

POSTED
PROPIEDAD PRIVADA
NO SE PERMITE EL PASO
A ESTA ZONA SIN PERMISO
DE LA SEÑORA SHARON GRAY

02/20/2026 08:44

SHARON GRAY
1144 NW PINE CHAPEL DR



02/20/2026 08:45

SHARON GRAY
1144 NW PINE CHAPEL DR



02/17/2026 08:41

SHARON GRAY
1144 NW PINE CHAPEL DR



02/17/2026 08:42

SHARON GRAY
1144 NW PINE CHAPEL DR



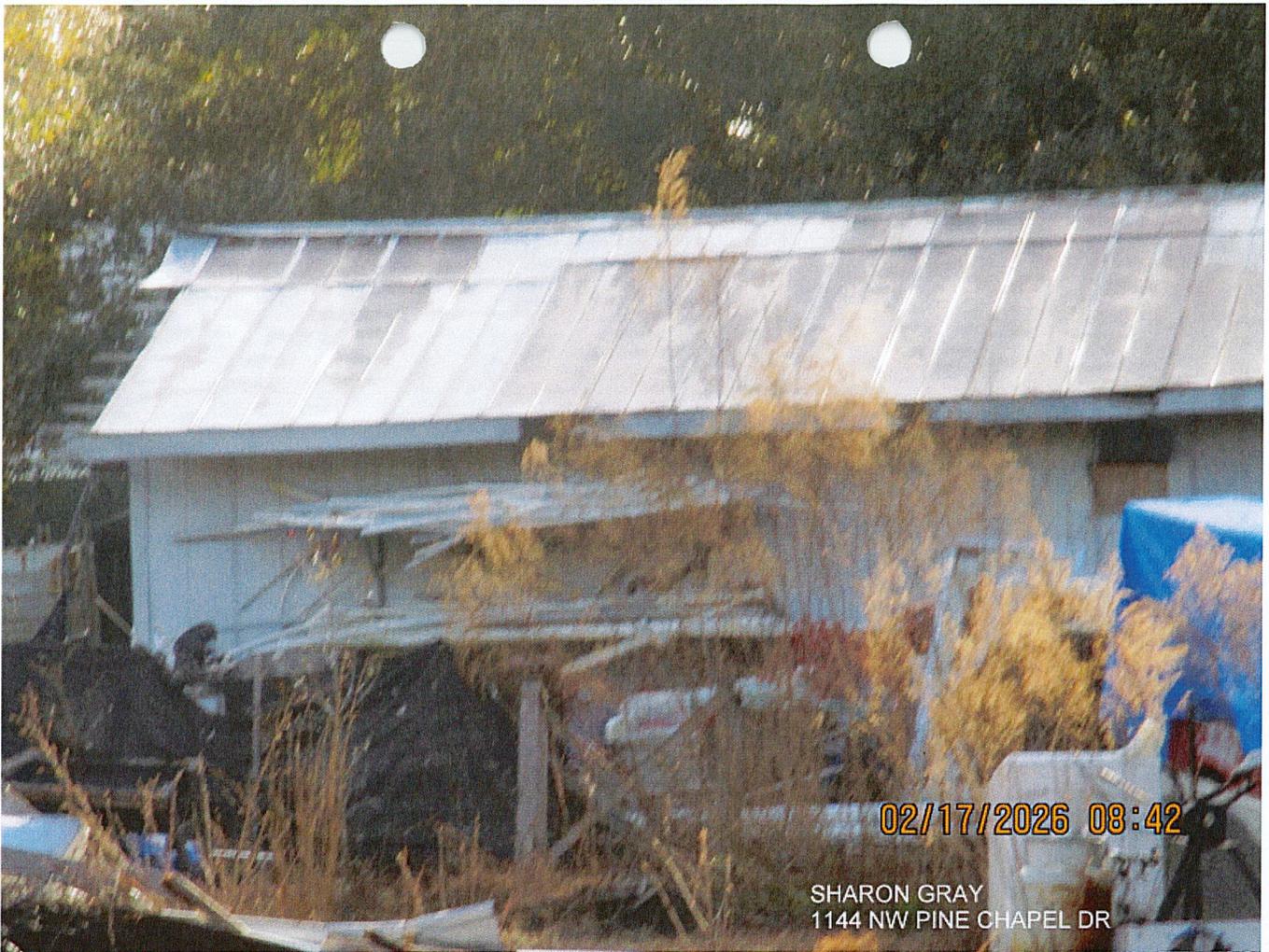
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SHARON GRAY
1144 NW PINE CHAPEL DR



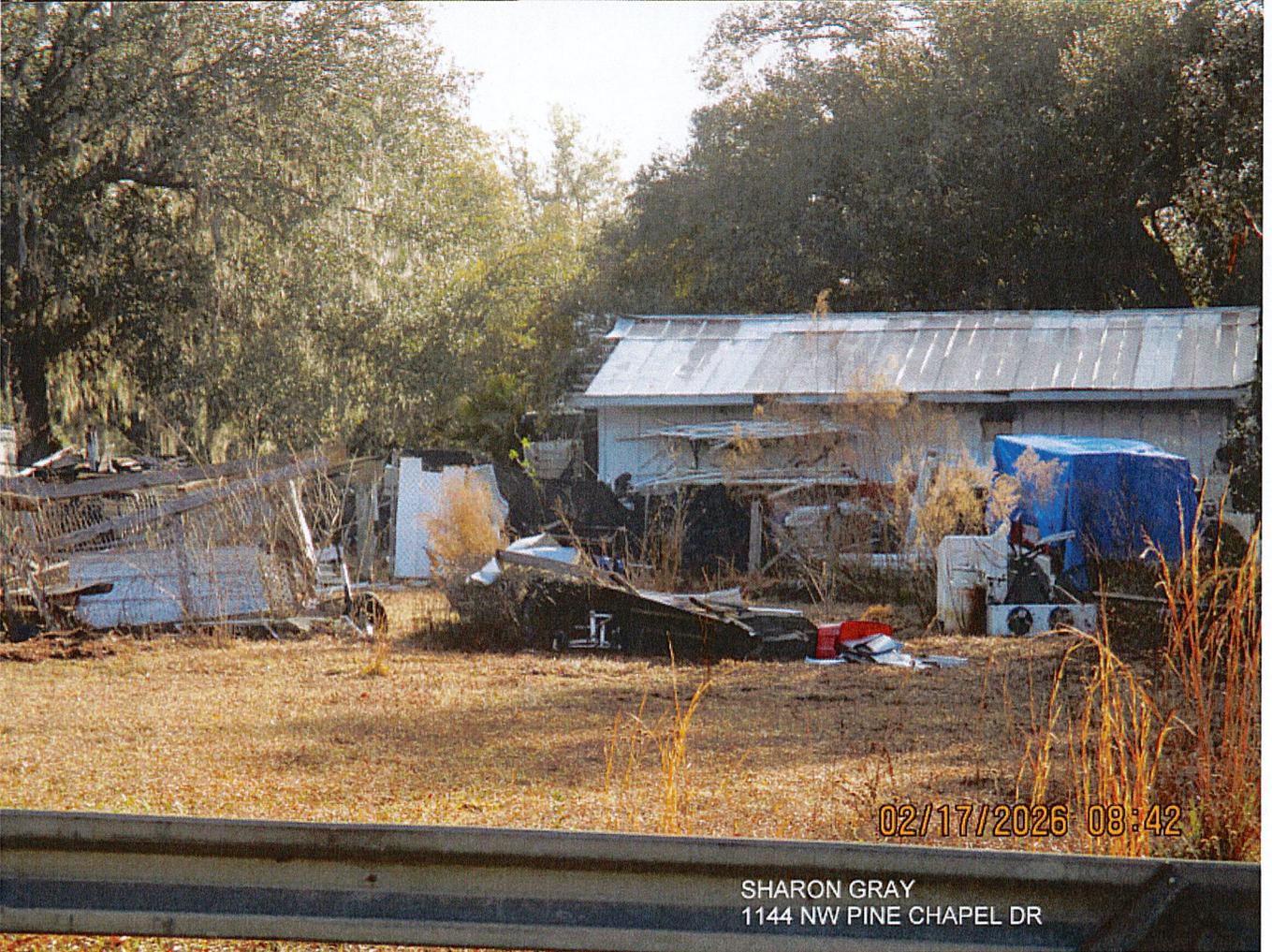
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SHARON GRAY
1144 NW PINE CHAPEL DR



02/17/2026 08:42

SHARON GRAY
1144 NW PINE CHAPEL DR



02/17/2026 08:42

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02/09/2026 10:27

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02/09/2026 10:29

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02/09/2026 10:29

SHARON GRAY
1144 NW PINE CHAPEL DR

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 25-0367
CE 25-0367

Shaver Lisa & Kaczmarek Jennifer Nicole
Respondents,

TO: Shaver Lisa & Kaczmarek Jennifer Nicole
1144 Nw Pine Chapel Dr
ARCADIA FL 34266

RE: 1144 Nw Pine Chapel Dr, 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 November 10, 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 December 11, 2025, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be cancelled, 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 Sections 163.0721, F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 163.0911, 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 not be the presentation of evidence of an affirmative defense.
11. If you desire to appeal any decision made by the Special Master, you will need a record of the proceedings. Ask the clerk for more information. You may need to ensure that a sufficient record of the proceedings is made. A lien record includes the necessary and evidence upon which the appeal is to be heard.
12. You may appear with or without an attorney.

Done at Arcadia, DeSoto County, Florida, this 27th day of January, 2026.

Office Report

02/02/2026 10:30

SHARON GRAY
1144 NW PINE CHAPEL DR

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DESOTO COUNTY
Petitioner,

CASE NO. SM-CE 25-0367
CE 25-0367

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02/02/2026 10:30

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