

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 2024-045

CE 24-0442

ZABEN ABDAL

Respondents,

_____/

TO: ZABEN ABDAL
9 W MAGNOLIA ST
ARCADIA FL 34266

RE: 9 W MAGNOLIA ST, ARCADIA FL 34266

NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

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 **August 2, 2024**, and previously provided to you by mail.

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.

If you have cleared the violation by the time stated in the Final Order dated on **September 1, 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.

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.

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.

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.

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.

If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.

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.

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.

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.

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.

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

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 2024-045, 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 #25-37-24-0012-0460-0010 / **9 W MAGNOLIA ST, ARCADIA FL 34266**
@_____ a.m / p.m _____ day of _____ 2025

and

(b) DeSoto County Administration Building, 201
E. Oak Street, Second Floor, Arcadia, Florida
_____ day of _____, 2025.

Further, Affiant say eth naught.

Affiant_____

Sworn to and subscribed before me this _____ day of _____ 2025 by Sharon Gray is personally known to me.

Certified Mailing Number: 9589071052701588389515 _____
Notary Public

Special Master Mandatory Imposition of Lien Hearing Checklist

** This checklist must be completed and accompany each case being turned in for Lien Hearing**

✓ or N/A	Respondents Name <u>Abdal Zaben</u>	Case #: <u>CE 2024-045</u>
	Site address <u>9 W Magnolia St</u>	
	Respondent's Mailing Address <u>519 S Brevard Ave</u>	
✓	Case Notes in date order	
✓	Case Cost for Lien Hearing to date	
—	Copies of receipts, if any, for any payments of or towards initial case cost	
✓	Property card after being verified	
✓	Tax Record after being verified	
✓	Deed Information after being verified	
✓	Complaint/Request	
✓	Affidavit of Non-Compliance	
✓	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 on the Notice of Mandatory Imposition of Lien Hearing:

LDRSec 20-1342 Expired Building Permit

_____ 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

For Special Master Hearing on: October 28, 2025
Date

Reviewed by: [Signature]

Date: 9/8/25

SMCE 2024-045

Code Enforcement Case: CE-24-0442

Entered on: 05/20/2024 1:11 PM

Printed on: 09/05/2025

Topic: Expired Building permit within City limits

Status: Open - Aff Non-Compliance

Due Date: 09/05/25

Assigned To: Sharon Gray

Initiated by: Building Department

Area #: CITY

Hearing Date:

Hearing Time:

SM Case No: CE 2024-045

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 9 W MAGNOLIA ST , 34266

Phone:

Cell #:

APN : 25-37-24-0012-0460-0010

Owner Information

Owner Name: ZABEN ABDAL

Address: 519 S BREVARD AVE
ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	04/24/2024	9:05 am	Request 4208- Building Department(Alison) - Permit Expired #BLDC-11819-2022
Notice of Violation	Sharon Gray	05/20/2024	1:14 pm	> Inspection Time:1:13 pm, Send to (Owner - Cert no=9589071052701588385524), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	05/20/2024	2:36 pm	Posted and mailed notice to correct photos taken.
Phone Call	Sharon Gray	05/28/2024		Kimberly Galimore called and was forwarded to the Building Department 863-244-3763.
Return Receipt Received	Sharon Gray	05/28/2024		Received signed green card.
Case Notes	Sharon Gray	06/18/2024		Permit Number BLDC-11819-2022Applied Date 12/09/2022Type Building (Commercial) - Alteration, Remodel, RepairIssued Date 12/16/2022Project NameExpiration Date 09/14/2023Status ExpiredFinalized DateMain Parcel 253724001204600010Address 9 W MAGNOLIA ST ARCADIA FL 34266
Case Notes	Sharon Gray	06/18/2024		Set up for Special Masters.
E-mail Correspondence	Sharon Gray	06/18/2024	2:15 pm	Juana, Checking on the status of permit# BLDC-11819-2022 for 9 West Oak St? Has there been any contact made in regards to this permit? Best Regards, Sharon Gray Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	06/18/2024	3:27 pm	Good afternoon, The last activity that we have in the permit above was a phone call that Sam had with Kimberly on 05/28/2024. She tried to contact the property owner, Abdal Zaben, once more to inform them that the permit needs to be renewed and the change of contractor must be completed in order to rectify this permit. He informed her that Kimberly would call her back but we have not received a call since that day. Sincerely, Juana Sanchez Permit Technician – Building Department

Turn in for Special Master Hearing	Sharon Gray	06/19/2024	Turn in for Special Masters
Submitted for Special Master Review and approval	Sharon Gray	06/19/2024 9:49 am	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	06/19/2024 9:54 am	Ok to be turned in For next Special Master Hearing
Mail and Post Notice of Hearing and Violation	Sharon Gray	07/02/2024 12:19 pm	Posted notice of hearing photos taken.
E-mail Correspondence	Sarah Milstead	07/10/2024 2:15 pm	Pursuant to my recent telephonic conversation with Ms. Kimberly and after further review of the above referenced expired permit file, the permit will require undated accurate information and additional permit fees.

Please provide the following:

- Updated Permit Application
- Contractor Assignment Form
- Asbestos Form
- Change of Contractor (from previous owner to current owner)
- Owner-Builder Disclosure
- Layout of work, to be done and already done
- Proposal/Work Write-up, verifying to total cost of the project
- Notice of Commencement, recorded
- Extension Request Form (please note, that this permit does not qualify for an extension, as it expired 9/14/2023. The form is still required)

Please take note that code violation(s) and/or court proceeding(s) remain open and in full effect, until all above requirements have been satisfied. Including, but not limited to the renewal of said permit.

Should you have any questions or concerns regarding the aforementioned, please do not hesitate to contact the Building Department.

Regards,

Jacqueline Douglas
Permit Technician

Documents are attached.

E-mail Correspondence	Sharon Gray	07/15/2024 8:08 am	Emailed Jackie in the Building Department to check the status of the permit.
E-mail Correspondence	Sharon Gray	07/15/2024 8:11 am	Jackie's Response: The attached email, which you were cc'd in, was the last contact. I am not aware of any follow up's.

Jacqueline Douglas
Permit Technician

Inspection / Site Visit	Sharon Gray	07/15/2024 9:35 am	Site visit photos taken in violation
Special Master Hearing	Sharon Gray	07/16/2024 10:00 am	Special Masters Hearing respondent not present found in violation ordered to correct within 30 days of the order. Two year cease & desist and a non-compliance fine of up to \$250.00 per day, per violation. Case cost in the amount of \$22.24 to be paid in thirty days of the order.
E-mail Correspondence	Sarah Milstead	07/29/2024 4:18 pm	Good afternoon,

Mr. Abdal and Ms. Kim came in today to drop off some forms for the permit above. We received the following permit docs:

- Updated Permit Application
- Contractor Assignment Form
- Asbestos Form
- Change of Contractor (from previous owner to current owner)
- Owner-Builder Disclosure
- Notice of Commencement, recorded
- Extension Request Form

We are still in need of the following:

- Layout of work, to be done and already done
- Proposal/Work Write-up, verifying to total cost of the project
- Revision request – may need if they are just doing the first floor.

There is currently a stop work order from 01/23/2024 for 9 W Magnolia from Carl for the roof, plumbing, electrical and building work. Mr. Abdal and Ms. Kim informed me that they had a meeting with both Carl and Lester in regards to the work being done. They stated that everyone had agreed that they would be doing the work in segments and that this permit was only going to be for the first floor drywall repairs. They would not be doing the 2nd or 3rd floor at this time. They already have a plumbing permit pulled for the 4 toilets that they are replacing and the permit number is PLMC-20818-2024. They stated that no electrical work is being done on the 1st floor since the electrician did not find it necessary and that the roof was completed before they took ownership of the property.

Carl, please let us know if this stop work order is still in effect.

Sincerely,

Juana Sanchez
Permit Technician – Building Department

Speical Master Facts and Findings received and filed	Sharon Gray	08/05/2024	Received signed orders
E-mail Correspondence	Sharon Gray	09/17/2024 12:32 pm	Checking on the status of expired permit# BLDC-11819-2022. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	09/17/2024 1:39 pm	Good afternoon, The permit above expired on 09/14/2023. No communication with the owner since 07/30/2024. Sincerely, Juana Sanchez Permit Technician – Building Department
E-mail Correspondence	Sharon Gray	12/31/2024 9:45 am	Alison, I am checking on the status of this permit#BLDC-11819-2022 to see what is going on with it to so I can set it up for a lien hearing unless they have come into compliance with the Building Department. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	12/31/2024 11:04 am	The subject referenced permit shows as expired as of 9/14/2023. Permit fees are unpaid, and there has been no contact by the property owner. DeSoto County Development will be closed on Wednesday, January 1st, 2025, in observance of New Year's Day. We will reopen at 8:00am for regular buisness hours on Thursday, January 2nd, 2025. We wish you a safe and Happy Holiday! Regards, Alison M. Shuman Permit Technician Supervisor
E-mail Correspondence	Sharon Gray	03/19/2025 11:04 am	Checking on the status of this permit? Best Regards,

				Sharon
				Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	08/19/2025 4:06 pm	Good afternoon, No change from previous email sent by Alison.	
				Jacqueline Douglas Permit Technician
E-mail Correspondence	Sharon Gray	08/28/2025 2:33 pm	Alison, Can I get the status and details for this permit. It went to Special Masters in 2024 so I can set it for a lien hearing. Best Regards, Sharon Sharon Gray Code Enforcement Officer	
E-mail Correspondence	Sharon Gray	08/28/2025 2:41 pm	The subject referenced permit has been expired since 9/14/2023. Renewal fees, additional permit fees, and change of contractor fees have not been paid. Regards, Alison M. Shuman Permit Technician Supervisor	
Turn in for Special Master Hearing	Sharon Gray	09/05/2025 9:58 am	Turn in for Lien hearing due to the permits still being in the expired status.	

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

Additional Addresses	
Address Type:	Complainant
Name:	Building Department(Alison)
Address:	201 East oak St., Suite 204 Arcadia, FL 34266
Phone:	Cell #:

Fees				
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	07/16/2024	22.24		
		22.24	0.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT CASE

CASE NUMBER: E 2024-045

Name	ABDAL ZABEN
Property Address	9 W MAGNOLIA ST
Zoning	CITY
Violation (1)	LDR SEC 20-1342 EXPIRED BUILDING PERMIT
Violation (2)	0

CASE NOTES

Special Master Order

YES	Violation founded	Owner Present	NO
368	Days in violation	per day fine	\$ 250.00
	Lien	Previous case cost	\$ 22.24
\$ 92,000.00	Total lien cost	Current case cost	\$ 10.44
	Cost of \$_____ to be paid in _____ days.		\$ 32.68 Total of case costs

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS	Number of photos @ \$.15 per photo	0	\$	-
SERVICE	Number of Certified letters @ \$6.11 per letter	0	\$	-
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	1	\$	10.44
DAYS		PENALTY	\$ 10.44	
Non compliant days		368	\$ 250.00	\$ 92,000.00
Previous SM Case costs				
Affadavit/hearing days		0	\$ -	\$ -
X	PROPERTY CARD	TOTAL		\$ 92,010.44
X	TAX RECORD			
X	DEED			
		Accepted	Rejected	
	N2C GREEN CARD RETURN DATE			
	HEARING GREEN CARD RETURN DATE			

DeSoto County Property Appraiser

David A. Williams, CFA

Parcel: << 25-37-24-0012-0460-0010 (6525) >>

2025 Preliminary Values

updated: 9/4/2025

Owner & Property Info

Result: 6 of 6

Owner	ZABEN ABDAL 519 S BREVARD AVE ARCADIA, FL 34266		
Site	9 W MAGNOLIA ST, ARCADIA		
Description*	TOWN OF ARCADIA O S LOTS 1 & 2 & N1/2 LOT 3 LESS STRIP OFF W TO LEFEBVRE & ALSO STRIP 28 FT E & W 150 FT N & S BETWEEN BDRY & RR TRACKS E & ADJ LOTS 1 & 2 & N1/2 LOT 3 BLK 46 IN SEC 36/37/24 INST:201014005401 INST:202314002016		
Area	0.514 AC	S/T/R	25-37-24
Use Code**	RESTAURANTS/CAFE (2100)	Tax District	1

*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.

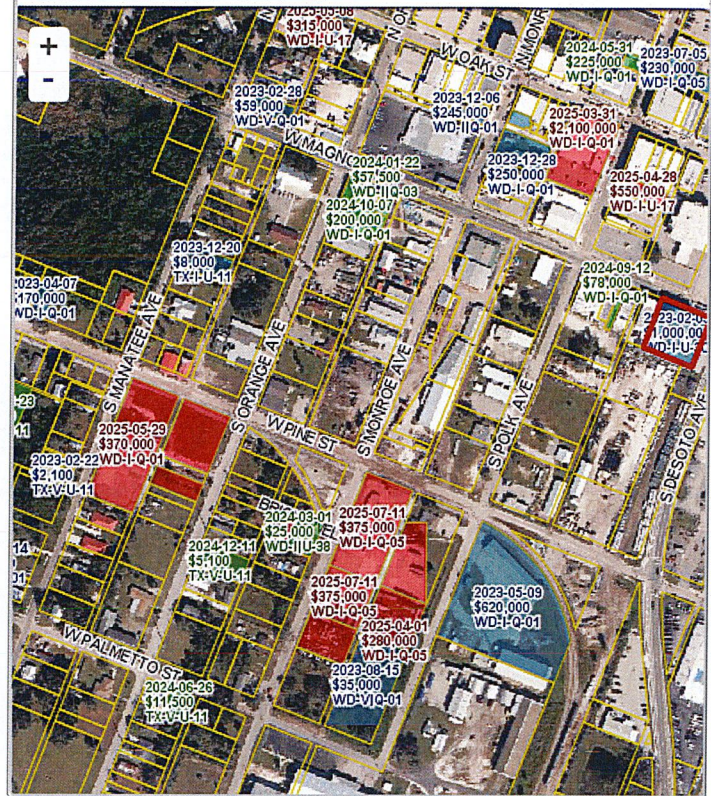
Property & Assessment Values

2024 Certified Values		2025 Preliminary Values	
Mkt Land	\$61,689	Mkt Land	\$61,689
Ag Land	\$0	Ag Land	\$0
Building	\$144,897	Building	\$168,384
XFOB	\$6,698	XFOB	\$6,642
Just	\$213,284	Just	\$236,715
Class	\$0	Class	\$0
Appraised	\$213,284	Appraised	\$236,715
SOH/10% Cap	\$0	SOH/10% Cap	\$2,103
Assessed	\$213,284	Assessed	\$236,715
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$213,284 city:\$213,284 other:\$213,284 school:\$213,284	Total Taxable	county:\$234,612 city:\$234,612 other:\$234,612 school:\$236,715

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

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



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
2/3/2023	\$1,000,000	202314002016	WD	I	U	30
6/29/2010	\$100,000	201014005401	WD	I	U	37
1/5/2009	\$600,000	200914001014	WD	I	U	40
6/9/2004	\$600,000	549 / 1568	QC	I	U	
1/31/2000	\$45,000	447 / 1004	QC	I	U	
9/20/1996	\$100,600	371 / 735	WD	I	Q	
3/4/1996	\$67,600	360 / 463	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE RETL (3500)	1930	9253	28036	\$168,384

*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
0800	BLK TOP A	1983	\$4,651.00	10335.00	0 x 0
0900	COOLER	1983	\$520.00	104.00	13 x 8
2003	SIDEWALK	1960	\$262.00	419.00	0 x 0
0900	COOLER	2013	\$700.00	50.00	5 x 10
1420	FNC CH L8	2013	\$245.00	22.00	0 x 0
1410	FNC CH L6	2005	\$180.00	27.00	0 x 0
0850	CONCR SLAB	1980	\$84.00	90.00	9 x 10

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
1100	STORE (MKT)	22,432.500 SF (0.514 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$61,689	C-1

* 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 6

[illegible]

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 592500 2024 PROPERTY # R 25-37-24-0012-0460-0010

Real Estate TAX/NOTICE RECEIPT FOR DESOTO COUNTY

*** CERTIFICATE SOLD ***

Sale Date 06/01/2025
Certificate# 279
Certificate Holder 9993608
Interest Rate 5.75
Original Amount \$5,066.59

ZABEN ABDAL
519 S BREVARD AVE

ARCADIA , FL 342660000

Interest Amount \$253.33
Fees \$6.25

TOWN OF ARCADIA O S
LOTS 1 & 2 & N1/2 LOT 3 LESS
STRIP OFF W TO LEFEBVRE & ALSO
STRIP 28 FT E & W 150 FT N & S

UnPaid Balance **\$5,326.17**

TAXABLE VALUE **\$213,284.00**

Exemptions:

Property Address:
9 W MAGNOLIA ST ARCADIA 34266

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2024	R	592500-I	\$5,066.59	\$259.58	\$5,326.17	279 I
			Total Due		\$5,326.17	



Inst: 202314002016 Date: 02/23/2023 Time: 10:21 AM
Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: JG
Deputy Clerk Doc Stamp-Deed: 7000.00

Prepared by:

Elite Title 1, LLC
3624 Del Prado Blvd South, Unit C
Cape Coral Florida 33904

23-054

General Warranty Deed

Made this 3rd day of February, 2023 A.D. By **Desoto Plaza LLC**, a Florida limited liability company, whose post office address is: **P.O. Box 1262, Fort Myers, Florida 33902**, hereinafter called the grantor, to **Abdal Zaben**, whose post office address is: **519 S. Bevard Ave, Arcadia, Florida 34266**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in De Soto County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **25-34-24-0012-0460-0010**

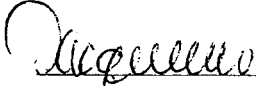
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

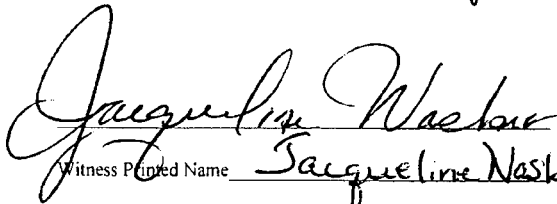
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

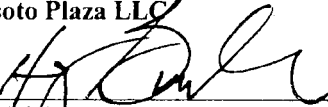
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Domanica Acquarulo


Witness Printed Name Jacqueline Nash

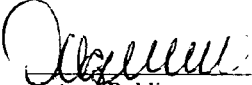
Desoto Plaza LLC


(Seal)
By Hal J. Burke, Manager
P.O. Box 1262
Fort Myers, Florida 33902

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 23 day of February 2023, Desoto Plaza LLC, a Florida limited liability company who has produced drivers license as identification




Notary Public
Print Name: Domanica Acquarulo
My Commission Expires: 5-4-2023

Legal Description:

Tract I:

30 feet of the North side of Lot 3, Block 46, of the Original Survey to the Town of Arcadia, Florida, being described as: Beginning at the Northeast corner of said Lot 3; thence running South 30 feet; thence West 172 feet to the West line of said lot; thence North 30 feet to the Northwest corner of said Lot 3; thence East to the Point of Beginning.

And

Tract II:

Lots 1 and 2, Block 46, Original Survey of the Town of Arcadia, Florida, LESS AND EXCEPT the following: Beginning at the Northwest corner of Lot 1 and run South 69 degrees East along South side of Magnolia Street, 49.6 feet to the Northeast corner of the Graystone Building; thence Southwesterly along the East side of said building, 150 feet to a point on the South boundary of the North 30 feet of Lot 3 in said Block 46; thence North 69 degrees West, 51.35 feet to alley; thence North 21 degrees East, 150 feet to the Northwest corner of said Graystone Building and the Point of Beginning,

And Also,

Tract III:

Beginning at the Northeast corner of Block 46, Original Survey to the Town of Arcadia, Florida and run Easterly along the North line of said Block 46, extended 28 feet; thence Southwardly and parallel with the East side of said Block 46, 150 feet; thence Westerly and parallel with said North line, 28 feet to the East line of said Block 46; thence North along said East line, 150 feet to the Point of Beginning, in the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 36, Township 37 South, Range 24 East, Desoto County, Florida, located in the Original Survey of the Town of Arcadia, Florida.



DESOTO COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus **KORI**
POWERED BY CIVITEK

[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:

56 items found, displaying 1 to 25.

[First/Prev] 1, 2, 3 [Next/Last]

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
ZABEN ABDAL RAHIM	T	06/06/2025	EAS	202514004349	0/0	11	\$10.00	View Image
ZABEN ABDAL	F	05/07/2025	JUD	202514003478	0/0	1	\$0.00	CASE #25CC202 F/J FOR POSSESSION RESIDENTIAL EVICTION View Image
ZABEN ABDAL	F	05/06/2025	JUD	202514003467	0/0	1	\$0.00	CASE #25CC205 F/J FOR POSSESSION RESIDENTIAL PROPERTY EVICTION View Image
ZABEN ABDAL	T	08/19/2024	AFF	202414006198	0/0	1	\$0.00	INST #202414002162 CASE #CE-23-0516 AFFIDAVIT OF COMPLIANCE View Image
ZABEN ABDAL	F	08/09/2023	MTG	202314007972	0/0	15	\$450,000.00	SEE EXHIBIT A View Image
ZABEN ABDAL	T	07/26/2023	D	202314007505	0/0	2	\$10.00	LT 5 N 1/2 OF LT 4.... View Image
ZABEN ABDAL	T	02/23/2023	D	202314002016	0/0	3	\$1,000,000.00	SEE EXHIBIT A View Image
ZABEN ABDAL RAHIM	T	04/08/2022	D	202214002897	0/0	2	\$200,000.00	BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SEC 19... View Image
ZABEN ABDAL RAHIM	F	04/08/2022	MTG	202214002898	0/0	3	\$175,000.00	BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SEC 19... View Image
ZABEN ABDAL RAHIM	T	01/21/2022	D	202214000563	0/0	3	\$33,000.00	LT 44B WELLES PARKS... View Image
ZABEN ABDAL RAHIM	T	11/22/2021	D	202114008927	0/0	3	\$6,500.00	TD #21-29-TD LT 17, BLK 'A', RIDGEWOOD SUB... View Image
ZABEN ABDAL RAHIM	T	11/22/2021	D	202114008925	0/0	3	\$8,500.00	TD #21-28-TD LTS 1-6, BLK 'L', RIDGEWOOD SUB... View Image

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
ZABEN ABDALRAHIM	T	09/09/2021	D	202114006834	0/0	2	\$8,000.00	LT 15, BLK 'F', A.S. WATSON'S SOUTHEAST ADDITION TO ARCADIA... View Image
ZABEN ABDAL R	T	08/18/2021	LP	202114006209	0/0	1	\$0.00	CASE #21CA389 NOTICE OF LIS PENDENS View Image
ZABEN ABDAL R	F	04/27/2021	D	202114003086	0/0	1	\$10.00	LT 5 & 13, BLK 27 KING & BAKER SUB... View Image
ZABEN ABDAL RAHIM	T	10/20/2020	LN	202014006238	0/0	2	\$0.00	CASE #CE 2020-021 LIEN ORDER \$15,462.50 View Image
ZABEN ABDAL RAHIM	T	10/20/2020	LN	202014006239	0/0	2	\$0.00	CASE #CE 2020-021 LIEN ORDER \$15,462.50 C/C View Image
ZABEN ABDALRAHIM	T	10/14/2020	REL	202014006123	0/0	1	\$0.00	INST #2003006415 MORTGAGE RELEASE, SATISFACTION, AND DISCHARGE View Image
ZABEN ABDAL R	T	07/16/2019	D	201914004572	0/0	3	\$3,000.43	BEGIN AT A PT, AN IRON STAKE, WHERE THE SOUTHERN BOUNDARY OF THE N 1/2 OF THE S 1/2 OF THE SW 1/4 OF SEC 33, TOWNSHIP 36 S, RG 25 E INTERSECTS... View Image
ZABEN ABDAL RAHIM	F	03/27/2019	JUD	201914002000	0/0	1	\$0.00	CASE #19CC86 F/J FOR POSSESSION RESIDENTIAL PROPERTY EVICTION View Image
ZABEN ABDAL RAHIM	F	03/27/2019	JUD	201914001999	0/0	1	\$0.00	CASE #19CC087 F/J FOR POSSESSION RESIDENTIAL PROPERTY EVICTION View Image
ZABEN ABDAL RAHIM	T	03/18/2019	D	201914001754	0/0	1	\$10.00	LTS 1 & 2, & N 28' OF LT 3, BLK 9, KING AND BAKER SUB... View Image
ZABEN ABDAL RAHIM	F	03/18/2019	AGR	201914001755	0/0	3	\$0.00	INST #201514006687 View Image
ZABEN ABDAL RAHIM	T	01/25/2019	D	201914000520	0/0	3	\$14,500.00	BEGINNING AT POINT 330 FT E & 289 FT S OF THE NW COR OF NW 1/4 OF SW 1/4 OF NW 1/4 OF SECT 32, TOWNSHIP 37 S, RANGE 25 E... View Image
ZABEN ABDAL RAHIM	T	10/15/2018	D	201814005978	0/0	3	\$10.00	BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECT 28, TOWNSHIP 39 S, RANGE 23

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
								E....CORRECTIVE DEED TO CORRECT INST #201814004670 View Image
56 items found, displaying 1 to 25.								[First/Prev] 1, 2, 3 [Next/Last]

Request: 4208 Entered on: 04/24/2024 09:05 AM By: Sarah Milstead

Customer Information

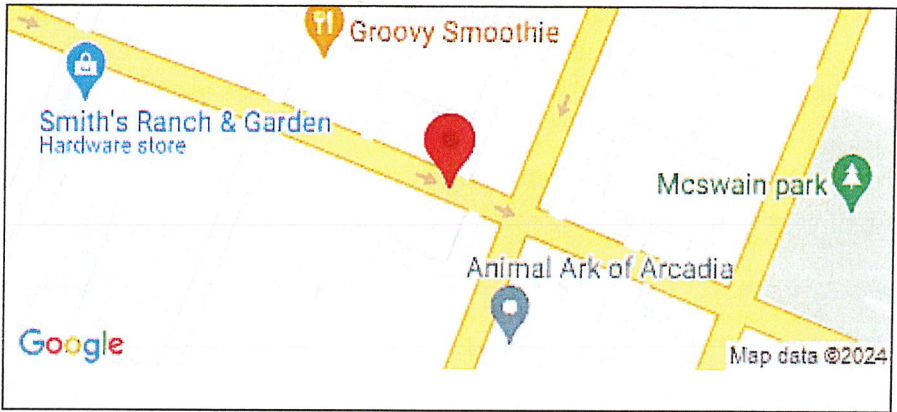
Name: Building Department(Alison)
Address: 201 East oak St., Suite 204
Arcadia, FL 34266

Phone:
Alt. Phone:
Email:

Request Classification

Topic: Expired Building Permit
Status: Open
Assigned to: Sharon Gray
Property Address: 9 Magnolia St

Request type: Problem
Priority: Normal
Entered Via: Phone



Property APN:

Description

Permit Expired #BLDC-11819-2022

Reason Closed

Date Expect Closed: 05/04/2024

Enter Field Notes Below

Notes:

Notes Taken By: _____ Date: _____

From: noreply@desotobocc.com [<mailto:noreply@desotobocc.com>]

Sent: Wednesday, September 13, 2023 8:03 PM

To: ABEZABEN@GMAIL.COM

Subject: Notice of Expired Permit

This email originated outside of Desoto County BOCC. Think before you click!!!

PERMIT #: BLDC-11819-2022

ISSUE DATE: 12/16/2022

LAST INSPECTION: [none]

PERMIT TYPE: Building (Commercial), Alteration, Remodel, Repair

ADDRESS: 9 MAGNOLIA ST

This letter is to inform you that the above referenced permit issued to you as the property owner **expired 9/14/2023**. You will need to renew your permit by re-paying all applicable fees and complete a new permit application. You may be able to request an extension if an extension has not already been granted.

Per Florida Building Code 105.4.1.3 Florida Building Code 105.4.1. *Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.*

If you do not rectify this situation within thirty (30) days from the date of this letter, your permit will be turned over to Code Enforcement. At that time, you will need to reapply and pay new permit fees and/or code enforcement incurred charges.

Please contact the building department at 863-993-4811 if you have any questions regarding this matter.

Thank you.

Alison M. Shuman
Office Manager

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Sharon Gray** hereby notifies the Special Master that the previous order of the Special Master (**CE 2024-045**) 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:

1. LDR Sec 20-1342 Expired Building Permit (Development Without Permits)

Dates of violation:

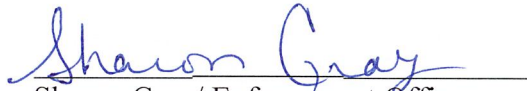
From **September 2, 2024**, the date set for compliance (or the date of the most recent prior inspection) to **September 5, 2025**, the date of my last inspection equals: **(368) three hundred & sixty-eight days in violation, with (1) one violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$22.24.**

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.

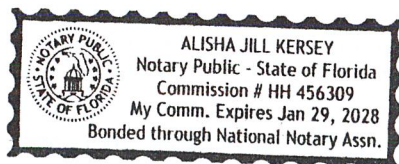
Case Name **Abdal Zaben**

Case # **CE 2024-045**


Sharon Gray/ Enforcement Officer

STATE OF FLORIDA
COUNTY OF DESOTO

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 signed this 5th day of September, 2025.




Notary Public

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,

vs.

Case Number: CE 2024-045

ABDAL ZABEN,

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on July 16, 2024, upon Notice of Violation filed against Respondent, Abdal Zaben. Respondent was not present and not 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 subject real property in DeSoto County, Florida, to-wit:

Parcel ID # 25-37-24-0012-0460-0010

as described by Instrument **#202314002016** in the Official Records of DeSoto County, Florida, and more commonly known as **9 West Magnolia Street, Arcadia, Florida 34266** (hereinafter the "subject property").

2. At all times material hereto, the subject property was zoned C-1 (City).

3. On or about April 24, 2024, County Code Enforcement was informed that the roof permit for the subject property had expired.

4. Follow up research by County Code Enforcement, including as of July 15, 2024, continued to show that permit # BLDC-11819-2022 for an alteration, remodel, repair was still in expired status.

5. The County has alleged that the Respondent has violated DeSoto County Land Development Regulations (LDR) Section 20-1342 which prohibits development without a valid permit.

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

7. Petitioner has incurred, or anticipates incurring, costs of \$22.24 in the prosecution of this case.

CONCLUSIONS OF LAW

1. Respondent, by these acts, conduct, or omissions, have created or allowed a condition on the property which is in violation of DeSoto County Land Development Regulations Section 20-1342 – Expired Building Permit.

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 Section 20-1342.

B. Within thirty (30) days of the date of this Order, do all acts necessary to correct the violation. All work subject to the permit shall be inspected and a Certificate of Completion obtained prior to expiration of that permit.

C. Pay costs in the amount of \$22.24 which are assessed against the Respondent in this cause and are payable within 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.

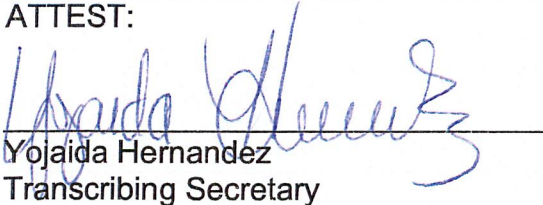
E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including but not limited to, an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED this 2nd day of August, 2024



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

ATTEST:



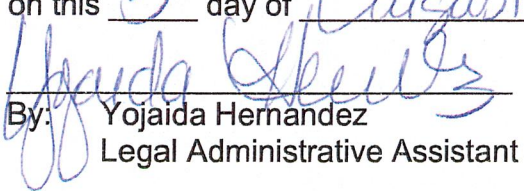
Yojaida Hernandez
Transcribing Secretary

Copies furnished to:

Donald D. Conn, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201,
Arcadia, FL 34266 and

Respondent: Abdal Zaben, 9 W. Magnolia Street, Arcadia, FL 34266

on this 5 day of August, 2024



By: Yojaida Hernandez
Legal Administrative Assistant

Sharon Gray

From: Alison Shuman
Sent: Thursday, August 28, 2025 2:41 PM
To: Sharon Gray
Cc: Building Dept
Subject: RE: BLDC-11819-2022 for 9 W Magnolia St

The subject referenced permit has been expired since 9/14/2023. Renewal fees, additional permit fees, and change of contractor fees have not been paid.

The Building Department will be closed for Labor Day on Monday, Septemebr 1, 2025. We will re-open at 8:00am on Tuesday, September 2nd.

Regards,

Alison M. Shuman

Permit Technician Supervisor

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

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com
www.desotobocc.com



From: Sharon Gray
Sent: Thursday, August 28, 2025 2:33 PM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: FW: BLDC-11819-2022 for 9 W Magnolia St

Alison,

Can I get the status and details for this permit. It went to Special Masters in 2024 so I can set it for a lien hearing.

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



From: Jackie Douglas

Sent: Wednesday, March 19, 2025 4:06 PM

To: Sharon Gray <s.gray@desotobocc.com>; Building Dept <Building@desotobocc.com>

Subject: RE: BLDC-11819-2022 for 9 W Magnolia St

Good afternoon,

No change from previous email sent by Alison.

Jacqueline Douglas

Permit Technician

DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266

Office: 863-993-4811

Fax: 863-491-6163

j.douglas@desotobocc.com

www.desotobocc.com



From: Sharon Gray

Sent: Wednesday, March 19, 2025 3:34 PM

To: Building Dept <Building@desotobocc.com>

Subject: FW: BLDC-11819-2022 for 9 W Magnolia St

Checking on the status of this permit?

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



From: Alison Shuman
Sent: Tuesday, December 31, 2024 11:04 AM
To: Sharon Gray <s.gray@desotobocc.com>
Cc: Jackie Douglas <j.douglas@desotobocc.com>; Juana Sanchez <j.sanchez@desotobocc.com>; Matias Riojas <m.riojas@desotobocc.com>
Subject: RE: BLDC-11819-2022 for 9 W Magnolia St

The subject referenced permit shows as expired as of 9/14/2023. Permit fees are unpaid, and there has been no contact by the property owner.

DeSoto County Development will be closed on Wednesday, January 1st, 2025, in observance of New Year's Day. We will reopen at 8:00am for regular business hours on Thursday, January 2nd, 2025. We wish you a safe and Happy Holiday!

Regards,

A handwritten signature in blue ink, appearing to read "AS", is written over a light blue grid background.

Alison M. Shuman

Permit Technician Supervisor

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

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Tuesday, December 31, 2024 9:45 AM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: BLDC-11819-2022 for 9 W Magnolia St

This email originated inside of DeSoto County BOCC.

Alison,

I am checking on the status of this permit#BLDC-11819-2022 to see what is going on with it to so I can set it up for a lien hearing unless they have come into compliance with the Building Department.

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

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s.gray@desotobocc.com

www.desotobocc.com



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Permit Technician

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s.gray@desotobocc.com

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Permit Technician Supervisor

DeSoto County Board of County Commissioners

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Sharon Gray

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