

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY
DESOTO COUNTY

Petitioner,
vs.

CASE NO. SM-CE **2024-003**
CE **2022-0238**

COCHARA MICHAEL WALTER &
COCHARA JEWELL M
Respondents,

_____/

TO: COCHARA MICHAEL WALTER &
COCHARA JEWELL M
3651 WINDERWOOD DR
SARASOTA, FL 34232

RE: 6233 SW CARLTON AVE, 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 February 4, 2025, and previously provided to you by mail.

2. The Special Master hearing has been set for **April 22, 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 Final Order on **February 19, 2025**, 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.

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

CODE ENFORCEMENT CASE

CASE NUMBER: & 22-0238

Name	COCHARA MICHAEL WALTER & COCHARA JEWELL M
Property Address	6233 SW CARLTON AVE
Zoning	A-5
Violation (1)	LDR 20-1342 EXPIRED BUILDING PERMIT
Violation (2)	0

CASE NOTES

1/23/2025	SPECIAL MASTER HEARING
2/5/2025	ORDER WAS SIGNED
2/20/2025	PERMIT IS STILL EXPIRED
3/7/2025	SITE VISIT IN VIOLATION TOOK PHOTO
3/7/2025	TURN IN FOR REVIEW

Special Master Order

_____	Violation founded	Owner Present	_____
_____	Days in violation	per day fine	_____
_____	Lien	Previous case cost	_____
_____	Total lien cost	Current case cost	\$ 21.83
Cost of \$_____ to be paid in _____ days.			

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per photo	17	\$	2.55
SERVICE	Number of Certified letters @ \$6.73 per letter	1	\$	9.64
LEGAL SERVICE	Number of Certified letters @ \$6.95 per letter	1	\$	9.64
	DAYS	PENALTY	\$	21.83
Non compliant days		1	\$ 250.00	\$ 250.00
Previous SM Case costs			\$	39.87
Affadavit/hearing days			\$	-
X	PROPERTY CARD	TOTAL	\$	311.70
X	TAX RECORD			
X	DEED			
		Accepted	Rejected	
3/21/2023	N2C GREEN CARD RETURN DATE		XX	
	HEARING GREEN CARD RETURN DATE			

Code Enforcement Case: CE-22-0238

Entered on: 04/04/2022 1:15 PM

Printed on: 03/07/2025

Topic: Development without Permit

Status: Open - Turn in for SM

Due Date: 03/07/25

Assigned To: Thomas Turnbull

Initiated by: County Administrator

Area #: A-5

Hearing Date:

Hearing Time:

SM Case No: 2024-003

Permit

Permit #:	Business name:	License #:
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Property Location

Occupant Name:

Address: 6233 SW Carlton Ave ,

Phone:

Cell #:

APN : 35-38-24-0000-0705-0050

Owner Information

Owner Name: COCHARA MICHAEL WALTER &

Address: COCHARA JEWELL M JT/ROS

3651 WINDERWOOD DR

SARASOTA, FL 34232-0000

Phone:

Cell #: 941-302-9026

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	03/30/2022	1:10 pm	Request 3347- COUNTY - They are living on the property without a house.
Inspection / Site Visit	Thomas Turnbull	04/04/2022	10:35 am	They have sheds on the property without building permit and the electrical permit number ELER-5872-2021 has expired. There also unlicensed vehicles on the property too. Took photos.
Notice of Violation	Thomas Turnbull	04/05/2022	10:20 am	> Inspection Time:10:35 am, Send to (Owner - Cert no=70192970000125076431), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	04/05/2022	11:25 am	Posted the N2C and mail out the letter, Took photos.
Meeting / Conference	Thomas Turnbull	04/11/2022	1:45 pm	Michael Cochara came in the office. He will get the permit for the sheds and the there is only one vehicle that is not tagged. He use it out in the property. He ask for more time to get the permit.
Inspection / Site Visit	Thomas Turnbull	05/16/2022	9:16 am	The vehicles have been tagged, and he is still working on the permit. The permits are need a EC to go with them. Took photo.
Case Notes	Thomas Turnbull	06/02/2022	11:35 am	They came in and got a request for the buildings, ZNVF-9097-2022
Case Notes	Jorge Hernandez	06/09/2022	12:07 pm	Due Date changed due to Code Conf
Case Notes	Thomas Turnbull	06/14/2022	9:26 am	They need a Elevation Cert. for the sheds and electrical permit. Need more time to get it.
Case Notes	Thomas Turnbull	07/12/2022	10:48 am	Per Tara in Zoning, They have been working with them. They have got a new Elevation Cert.
Phone Call	Thomas Turnbull	08/18/2022	12:44 pm	Left a message to call me back about the expired permit.
Phone Call	Thomas Turnbull	08/19/2022	2:20 pm	Talk with Michael about the permit, He will get with building department to final out the permit. The permit has passed but they need something more.
Phone Call	Thomas Turnbull	08/22/2022	11:43 am	Talk with Michael, He is working on getting the paper work for the building department. He ask for more time.
Case Notes	Thomas Turnbull	10/11/2022	8:16 am	Do to the hurricane Ian, Michael asked for more time.

Phone Call	Thomas Turnbull	12/02/2022 2:33 pm	Talk with Michael about the permit, I told him to talk with Lester at the building department.
Inspection / Site Visit	Thomas Turnbull	01/20/2023 9:46 am	The building permit number ELER-5872-2021 has expired. Took photo.
Notice of Violation	Thomas Turnbull	01/23/2023 7:49 am	> Inspection Time:9:46 am, Send to (Owner - Cert no=70212720000044123935), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	01/23/2023 9:51 am	Posted the N2C and mail out the letter, Took photos.
Case Notes	Thomas Turnbull	02/02/2023 1:17 pm	He renew the permit, New expired date is 7/25/2023
Notice Returned unclaimed	Thomas Turnbull	03/21/2023 12:07 pm	The letter was return and unable to forward.
Phone Call	Thomas Turnbull	07/26/2023 1:53 pm	Left a message with Michael about the permit.
Case Notes	Thomas Turnbull	08/08/2023 8:09 am	The permit was renewed, new date is 10/25/2023.
Phone Call	Thomas Turnbull	10/25/2023 12:00 pm	Left a message about the permit.
Case Notes	Thomas Turnbull	11/06/2023 1:35 pm	The permit is still expired. I will turn into the next Special Master Hearing.
Case Notes	Thomas Turnbull	01/04/2024 1:15 pm	The building permit number ELER-5872-2021 is still expired.
Turn in for Special Master Hearing	Thomas Turnbull	01/04/2024 1:30 pm	Turn into Special Master Hearing.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	01/12/2024 9:33 am	Posted for the Special Master Hearing, took photos.
Inspection / Site Visit	Thomas Turnbull	01/17/2024 9:23 am	The permit is still expired, took photo.
Inspection / Site Visit	Thomas Turnbull	01/31/2024 9:02 am	They are still in violation, took photo.
Inspection / Site Visit	Thomas Turnbull	02/07/2024 10:02 am	They are still in violation, took photo.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	02/13/2024 8:52 am	Posted for the Special Master Hearing, took photos.
Case Notes	Thomas Turnbull	02/20/2024 8:27 am	They renew the building permit; New expired date is. 8/14/2024.
Special Master Hearing	Thomas Turnbull	02/28/2024 10:00 am	It was Continued.
Case Notes	Thomas Turnbull	08/15/2024 11:22 am	Per Jackie with Building, new expired date is 8/16/2024.
Inspection / Site Visit	Thomas Turnbull	08/19/2024 10:32 am	The building permit has expired again, will turn into the next special master hearing. Took photo.
Inspection / Site Visit	Thomas Turnbull	09/03/2024 9:44 am	The permit is still expired, Took photo.
Turn in for Special Master Hearing	Thomas Turnbull	09/03/2024 1:34 pm	Turn back into Special Master Hearing
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	09/11/2024 9:24 am	Posted for the notice of hearing, took photos.
Inspection / Site Visit	Thomas Turnbull	09/19/2024 10:05 am	The building permit is still expired, took photo.
Inspection / Site Visit	Thomas Turnbull	09/25/2024 9:21 am	The permit is still expired, took photo. Cancellation of the special master due to the hurricane Helene.
Case Notes	Thomas Turnbull	10/16/2024 12:11 pm	Due to the hurricane Milton, it has been moved out. The permit is still expired.
Case Notes	Thomas Turnbull	11/13/2024 7:38 am	The building permit is still expired.
Case Notes	Thomas Turnbull	12/03/2024 9:00 am	The permit is still expired.
Inspection / Site Visit	Thomas Turnbull	12/18/2024 10:01 am	The building permit is still expired, took photo.
Inspection / Site Visit	Thomas Turnbull	01/03/2025 9:50 am	The building permit is still expired, took photo.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	01/08/2025 9:49 am	Posted the Notice for the hearing, took photos.
Inspection / Site Visit	Thomas Turnbull	01/15/2025 9:04 am	The building permit is still expired, took photo.

Inspection / Site Visit	Thomas Turnbull	01/22/2025 9:09 am	The building permit is still expired, took photo.
Special Master Hearing	Thomas Turnbull	01/23/2025 10:00 am	Not present. In violation. Correction within 15 days of Order. 2-year C&D. Non-Compliance fine up to \$250.00 per day, per violation. Case cost \$39.87 to be paid in 30 days of Order.
Speical Master Facts and Findings received and filed	Thomas Turnbull	02/05/2025 4:00 pm	The order was signed on this date. The 2-years C&D start 2/5/2025 and end 2/5/2027.
Case Notes	Sarah Milstead	02/07/2025 10:44 am	Certified Mail of Orders was sent out.
Case Notes	Thomas Turnbull	02/20/2025 7:27 am	The building permit is still expired. They still have not paid the case cost.
Inspection / Site Visit	Thomas Turnbull	03/07/2025 9:56 am	They have not renewed the building permit or paid the case cost, took photo.
Submitted for Special Master Review and approval	Thomas Turnbull	03/07/2025 12:24 pm	Tur in for a Lien hearing to be reviewed

<i>Violations</i>				
#	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			

<i>Additional Addresses</i>	
Address Type:Complainant	
Name:COUNTY	
Address:	
Phone: Cell #:	

<i>Fees</i>				
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	02/07/2025	39.87		case cost
		39.87	0.00	

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values
updated: 3/6/2025

Parcel: << 35-38-24-0000-0705-0050 (13782) >>

Owner & Property Info

Result: 1 of 1

Owner	COCHARA MICHAEL WALTER & COCHARA JEWELL M JT/ROS 3651 WINDERWOOD DR SARASOTA, FL 34232		
Site	6233 SW CARLTON AVE, ARCADIA		
Description*	ENGGV BARAJAS SUBDIVISION LOT 5 INST:202114004024		
Area	5.78 AC	S/T/R	35-38-24
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.

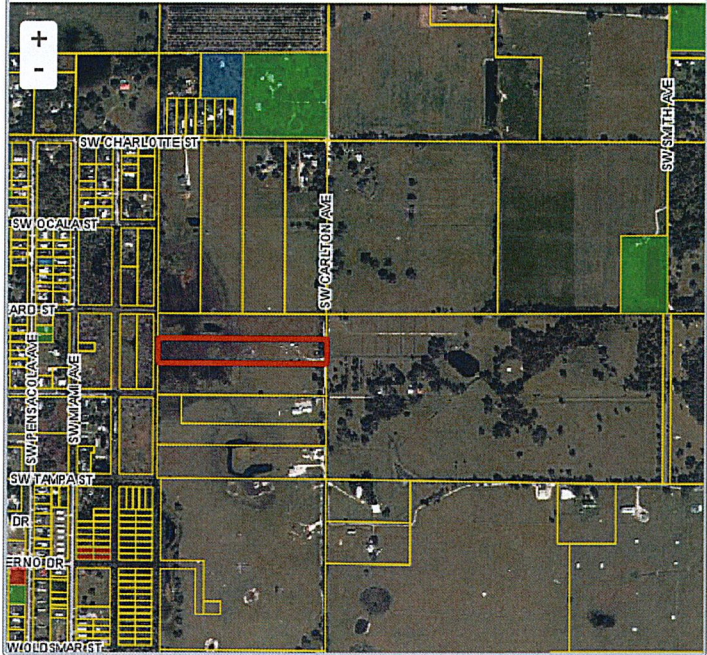
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$95,370	Mkt Land	\$95,370
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$13,345
XFOB	\$0	XFOB	\$8,561
Just	\$95,370	Just	\$117,276
Class	\$0	Class	\$0
Appraised	\$95,370	Appraised	\$117,276
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$95,370	Assessed	\$117,276
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$95,370 other:\$95,370 school:\$95,370	Total Taxable	county:\$117,276 other:\$117,276 school:\$117,276

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
5/27/2021	\$80,000	202114004024	WD	V	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	CABIN (2650)	2015	400	420	\$13,202

*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
2040	WD DECK	2022	\$436.00	160.00	20 x 8
1998	SHED-ES	2015	\$2,016.00	288.00	24 x 12
1998	SHED-ES	2015	\$3,306.00	288.00	24 x 12
2040	WD DECK	2023	\$123.00	45.00	9 x 5
1450	FENCE WD	2023	\$2,468.00	192.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	5.780 AC	1.0000/1.0000 1.0000/ /	\$16,500 /AC	\$95,370	A-5

* 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: 863-993-4805

Search Result: 1 of 1

COCHARA MICHAEL WALTER &/COCHARA JEWELL M
COCHARA JEWELL M JT/ROS, 3651 WINDERWOOD DR
SARASOTA, FL 34232

35-38-24-0000-0705-0050

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1150300 2024

R 35-38-24-0000-0705-0050

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$893.09
COUNTY LAW ENF	.0024399	\$286.14
SCHOOL LRE	.0030960	\$363.09
SCHOOL DISC	.0022480	\$263.64
SOUTHWEST WATER MGMT	.0001909	\$22.39
TOTAL AD-VALOREM:		\$1,828.35

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

COMBINED TAXES & ASMTS: \$2,299.98

DISCOUNT: \$0.00

UNPAID BALANCE: \$2,299.98

**COCHARA MICHAEL WALTER &
COCHARA JEWELL M JT/ROS
3651 WINDERWOOD DR
SARASOTA , FL 34232**

5.780 ACRES
ENGGV BARAJAS SUBDIVISION
LOT 5
INST:202114004024

FAIR MKT VALUE	\$117,276.00	DIST	7
ASSESS	\$117,276.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$117,276.00		



Exemptions:

Property Address:
6233 SW CARLTON AVE ARCADIA 34266

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
353824000007050050 R		2024	\$1,828.35	\$471.63	N/A	\$0.00	\$2,299.98
353824000007050050 R		2023	\$1,514.66	\$38.00	5/6/2024	\$1,602.84	\$0.00
353824000007050050 R		2022	\$1,390.12	\$38.00	3/7/2023	\$1,428.12	\$0.00
353824000007050050 R		2021	\$24.56	\$0.00	12/22/2021	\$23.82	\$0.00
353824000007050050 R		2020	\$24.79	\$0.00	11/2/2020	\$23.80	\$0.00

After Recording Return to:
Tosha Morales
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266

This Instrument Prepared by:
Tosha Morales
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
35-38-24-0000-0705-0050
File No.: 2021-30303

WARRANTY DEED

This Warranty Deed, Made the 27th day of May, 2021, by **NAB Enterprises, LLC**, a Florida Limited Liability Company, whose post office address is: **2509 SE West Farms, Arcadia, FL 34266**, hereinafter called the "Grantor", to **Michael Walter Cochara and Jewell M. Cochara, as joint tenants with right of survivorship**, whose post office address is: **3651 Winderwood Drive, Sarasota, FL 34232**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Eighty Thousand Dollars and No Cents (\$80,000.00)** 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 **DeSoto** County, Florida, to wit:

LOT 5, ENGGV BARAJAS SUBDIVISION, a subdivision lying in Section 35, Township 38 South, Range 24 East, DeSoto County, Florida, as per Minor Plat Book 1, Page 269, Public Records of DeSoto County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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.

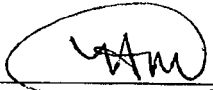
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

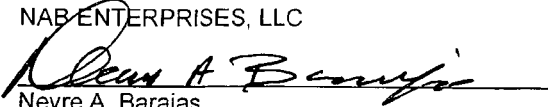
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

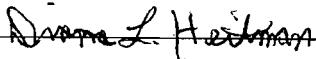
Witness Signature:
Printed Name:


Tosha Morales

NAB ENTERPRISES, LLC


Neyre A. Barajas
Managing Member

Witness Signature:
Printed Name:


Diana L. Heitman

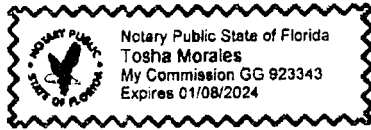
State of Florida
County of DeSoto

The foregoing instrument was acknowledged before me this 27th day of May, 2021 by Neyre A. Barajas as Managing Member of NAB Enterprises, LLC, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature

Printed Name: Tosha Morales

My Commission Expires: _____
(SEAL)



Customer Information

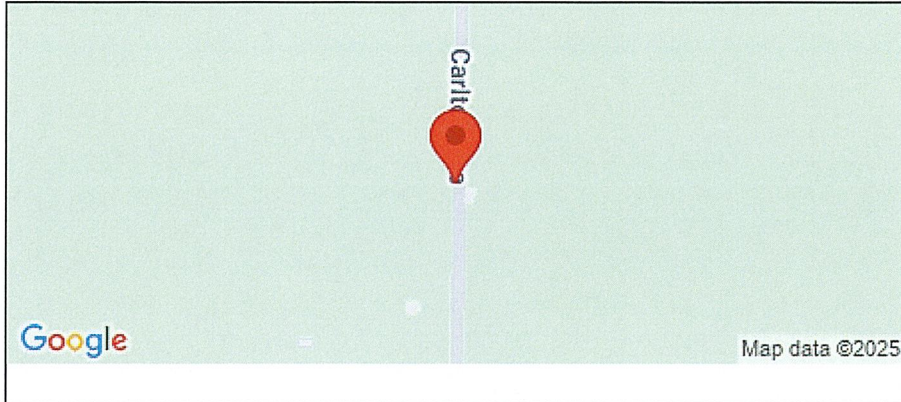
Name: DEVELOPMENT COUNTY
Address:

Phone:
Alt. Phone:
Email:

Request Classification

Topic: Prohibited Use
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 6233 Carlton Ave

Request type: Problem
Priority: Normal
Entered Via: Phone



Property APN:

Description

They are living on the property without a house.

Reason Closed

Turn into an CE case, number CE 22-0238

Date Expect Closed: 04/09/2022

Date Closed: 04/04/2022 1:16 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

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

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Thomas Turnbull** hereby notifies the Special Master that the previous order of the Special Master (**CE 2024-003 & 22-0238**) 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 20-1342 EXPIRED BUILDING PERMIT

Dates of violation:

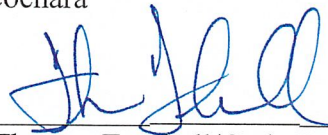
From **March 7, 2025** the date set for compliance (or the date of the most recent prior inspection)
To **March 7, 2025** the date of my last inspection equals: **(1) one day in violation, with (1) one violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$39.87**

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: Michael water Cochara & Jewell M. Cochara

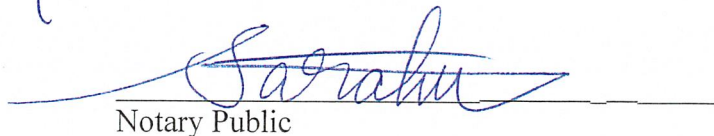
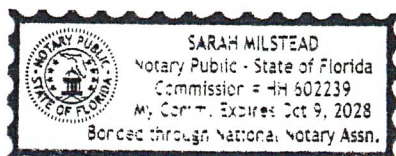
Case # **2024-003 & 22-0238**



Thomas Turnbull/Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF DESOTO

Before me, a notary public in and for said county and state, appeared Thomas Turnbull, 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 7th day of March, 2025.


Notary Public

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,
Petitioner,

vs.

Case Number CE 2024-003

MICHAEL WALTER COCHARA
JEWELL M. COCHARA
Respondent

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by ROBERT H. BERNTSSON, Esquire, Special Masters, on January 23, 2025, upon Notice of Violation filed against the Respondent. The Respondents were not present and were 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 conclusion of law.

FINDINGS OF FACT

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

Parcel I.D # 35-38-24-0000-0705-0050.

as described by Instrument Number 202114004024 in the Official Records of DeSoto County, Florida and more commonly-known as 6233 SW CARLTON AVENUE, ARCADIA, FLORIDA, 34266.

2. At all times material hereto, the subject real property was zoned A-5.

3. On April 4, 2022, an inspection was conducted of the subject property resulting in the finding that the property had one (1) violation, building permit #

ELER-5872-2021 had expired. Subsequent inspections through January 22, 2025 showed the violation remained.

4. The County has alleged that the Respondent has violated DeSoto County Land Development Regulations Section 20-1342 which prohibits these conditions.

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

CONCLUSIONS OF LAW

6. Respondent by these acts, conduct, or omissions have created or allowed a condition which is in violation of DeSoto County Land Development Regulations Sections 20-1342.

ORDER

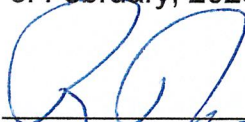
Respondent is hereby ordered to:

- A. Cease and Desist for a period of two (2) years, from any future violations of DeSoto County Development Regulations Section 20-1342.
- B. Within 15 days of the date of this Order, do all acts necessary to correct the violation.
- C. Pay costs in the amount of \$39.87 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 any provision of this Order shall subject the Respondent to a fine 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

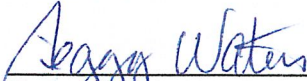
a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

E. The Special Master hereby reserves jurisdiction to issue 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 4th day of February, 2025.


ROBERT H. BERNTSSON, Esquire
Special Master of DeSoto County, Florida
Florida Bar No. 0804400

ATTEST:


Peggy Waters
Transcribing Secretary

Copies furnished to:
Valerie Vicente, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201, Arcadia Florida 34266 and
Respondents – Michael Walter Cochara and Jewell Cochara, 3651 Winderwood Drive, Sarasota, Florida 34232

on this 5th day of Feb, 2025.

By: 
Sarah Milstead
Administrative Assistant



03/07/2025 09:56

TOMMY TURNBULL
6233 SW CARLTON AVE

ELER-5872-2021 (6233 SW CARLTON AVE ARCADIA, FL 34266)

ACTIVE HOLDS ▾



Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds (3)

Contacts (2)

Fees (9)

Bonds

Activities (3)

Files (8)

Print Documents

Conditions

Tasks

 Internal Notes
(1)

Inspection Cases

ELER-5872-2021 • Electrical
(Residential)

Location	Project	Apply Date	Work Class	Permit Status
6233 SW CARLTON AVE ARCADIA, FL 34266		06/14/2021	Alteration, Remodel, Repair	Expired

\$ 0.

Recent Workflow Activity

Workflow (

Last Completed Action: 1359 days ago

**Electrical Temporary Service v.2
(Inspection)**

Scheduled For: 06/17/2021

Assigned To: Lee Gallagher

Status: Complete

Completed On: 06/17/2021

Next Action:

**Final Elevation Certificate
(Inspection)**

Next Action:

**Final Electrical (Inspection)**

Permit Description

SERVICE POLE F

Special Master Lien Checklist

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

+ Cochara Jewell 22-0238
m J/KOS +

✓ or N/A

Respondents Name Cochara Michael Walter

Case #: 2024-003

✓	Case Notes in date order
✓	Case Cost for Lien Hearing to date
N/A	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 original Special Master Hearing
✓	Photographs of site visits in support of case
N/A	Any correspondence to or from Respondent or Respondents representative
N/A	Additional documentation that will be referenced or presented during the Lien Hearing (IE: InCode Information, Division of corporation info, Local Business Tax info, copies of permits, R.O.W forms, ECT.)

Information Legal needs to know: Any special instructions to the Legal department (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 reference the following violations on the Notice of Mandatory Hearing:

_____ 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 to Legal Department:

Expired Building Permit (Lien)

Officers Name Tommy Turnbull

For Special Master Hearing on: 4-22-25

Reviewed by: _____

Date: 3/10/25

SMCE 2024-003