

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0772

PIERCE KAGAN M & PIERCE TATUM

Respondents,

AFFIDAVIT OF VIOLATION
(LDR Sect. 20-1581(b))

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: Pierce Kagan M & Pierce Tatum, 1211 SW Anita ST, Arcadia FL 34266.

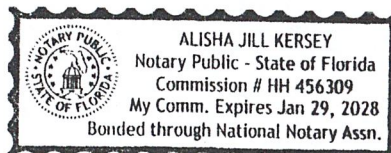
1. An inspection on March 12, 2025, Code Enforcement Officer visited your property located at 1211 SW ANITA ST, ARCADIA FL 34266 described and zoned as: RMF-6

DeSoto County Tax Parcel Number #12-38-24-0000-0200-0000 more particularly described by deed or instrument number #202414001562 of the Official Records of DeSoto County, Florida.
2. **The inspection resulted in the findings that the property is: Overgrown , Unauthorized dumping and accumulation prohibited.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1616 (a)(5) (e) , DCCO Section 11-302, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated August 30, 2024 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Mow and maintain the property , Remove all garbage, refuse, rubbish, junk, and debris from the property.. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

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

Sworn to and subscribed before me this 20th day of March, 2025 Affiant is personally known to me.

Alisha Jill Kersey
Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0772

PIERCE KAGAN M & PIERCE TATUM

Respondents,

TO: PIERCE KAGAN M & PIERCE TATUM
1211 SW ANITA ST
ARCADIA FL 34266

RE: 1211 SW ANITA ST, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S Mail on this _____ day of _____, 2025.

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

Certified Mailing Number: 9589071052701588384268

Special Master Case Checklist

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

/ or N/A	Respondents Name <u>Kagan M. Pierce & Tatum Pierce</u>
	Address <u>1211 SW Anita St</u>
	Case Notes in date order
	Case Cost to date
✓	Property card
✓	Tax Record
✓	Deed Information
✓	Complaint/Request
✓	Copy of LDR or DCCO section to be sited on Notice of Hearing
✓	Notice to correct (file copy)
✓	Green Card if Received and or Track and confirm information from USP website
—	Original Notice to Correct in the envelope with green card attached if unclaimed
—	Copy of Notice to Correct that was posted and sent by regular Mail
✓	Photograph of posting if applicable
✓	Affidavit of posting or hand delivery
✓	Photographs of site visits in support of case
	Any correspondence to or from Respondent or Respondents representative
	Any other supporting documentation (IE: InCode Information, Division of corporation info, Local Business Tax info, copies of permits, R.O.W firms, 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 then one person)

Only reference the following violations on the Notice of Mandatory Hearing:
DCCO Sec 11-302 Unauthorized Dumping

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

Officers Name Sharon Gray

Special Master Hearing on: April 22, 2025

Reviewed by: [Signature]

Date: 3/20/25

SMCE 24-0772

CODE ENFORCEMENT CASE

CASE NUMBER: 24-0772

Name	KAGAN M PIERCE & TATUM PIERCE	
Property Address	1211 SW ANITA ST	
Zoning	RMF-6	
Violation (1)	DCCO SEC 11-302 UNAUTHORIZED DUMP	0
Violation (2)	0	0
Violation (3)	0	0

CASE NOTES

8/20/2024	COMPLAINT RECEIVED
8/26/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
8/30/2024	NOTICE TO CORRECT, POSTED & MAILED, PHOTOS TAKEN
9/23/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
9/24/2024	NOTICE RETURNED
12/30/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
1/24/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
2/4/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
3/12/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
3/20/2025	TURN IN FOR SPECIAL MASTER HEARING

Special Master Order

_____ Violation founded Owner Present _____

Correct violations within ____ days of date of hearing

C & D for two years: __Yes __ No.

\$ _____ Fine per day, per violation.

Cost of \$ _____ to be paid in _____ days.

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	30	\$	4.50
SERVICE	Number of Certified letters	1	\$	9.64
LEGAL SERVICE	Number of Certified letters	1	\$	9.64
TOTAL			\$	23.78

<u>x</u>	PROPERTY CARD
<u>x</u>	TAX RECORD
<u>x</u>	DEED

Accepted	Rejected
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<u> </u>	N2C GREEN CARD RETURN DATE
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<u> </u>	HEARING GREEN CARD RETURN DATE
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Code Enforcement Case: CE-24-0772

Entered on: 08/20/2024 00:00

Printed on: 03/20/2025

Topic: Overgrown grass, weeds, bushes

Status: Open - N2C issued/Posted

Due Date: 03/28/25

Assigned To: Sharon Gray

Initiated by: Citizen

Area #: RMF-6

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1211 SW ANITA ST , 34266

Phone:

Cell #:

APN : 12-38-24-0000-0200-0000

Owner Information

Owner Name: PIERCE KAGAN M &

Address: PIERCE TATUM

1211 SW ANITA ST

ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	08/20/2024	2:00 pm	Request 4629-CARMEN CARRANCA - OVERGROWN GRASS.
Inspection / Site Visit	Sharon Gray	08/26/2024	1:12 pm	Site visit photos taken in violation. The property is overgrown and there is junk and debris.
Inspection / Site Visit	Sharon Gray	08/30/2024	9:08 am	While posting the property. The property had been mowed but there are piles of landscaping debris piled near the driveway/road and in the yard closer to the house. There is also another pile of either furniture or boxes.
Notice of Violation	Sharon Gray	08/30/2024	10:08 am	> Inspection Time:1:12 pm, Send to (Owner - Cert no=9589071052700462265068), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	08/30/2024	3:07 pm	Posted and mailed notice to correct photos taken.
Inspection / Site Visit	Sharon Gray	09/23/2024	10:16 am	Site visit photos taken in violation. Property has been mowed but there are piles of debris.
Notice Returned unclaimed	Sharon Gray	09/24/2024		Notice returned
Inspection / Site Visit	Sharon Gray	12/30/2024	9:14 am	Site visit photos taken in violation there are two piles of vegetation debris and there is also some debris by the shed and trailer. Set up for Special Masters. Due to Hurricanes Helene and Milton we didn't have any Special Masters Hearing from September until the new year.
Inspection / Site Visit	Sharon Gray	01/24/2025	10:27 am	Site visit photos taken in violation set up for the next available Special Masters.
Inspection / Site Visit	Sharon Gray	02/04/2025	2:41 pm	Site visit photos taken in violation.
Inspection / Site Visit	Sharon Gray	03/12/2025	2:05 pm	Site visit photos taken in violation set for next available special masters
Turn in for Special Master Hearing	Sharon Gray	03/20/2025		Turn in for Special Masters Hearing

Violations

#	Violation Type	Due Date	Status	Closed Date
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1	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property	Open
2	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.	Open

Additional Addresses

Address Type:Complainant
Name:CARMEN CARRANCA
Address:1183 SW ANITA ST
ARCADIA, FL 34266
Phone:(863) 993-5660 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/13/2025

Parcel: << 12-38-24-0000-0200-0000 (10253) >>

Owner & Property Info

Result: 6 of 9

Owner	PIERCE KAGAN M & PIERCE TATUM 1211 SW ANITA ST ARCADIA, FL 34266		
Site	1211 SW ANITA ST, ARCADIA		
Description*	BEG SW COR OF SW1/4 OF SW1/4 OF NE1/4 OF NE1/4 TH N 137.50 TH N 84D53M02S E 196.22 FT TO POB TH N 0D06M20S E 177.81 FT TH N 88D47M E 134.09 FT TH S 0D09M30S W 328.92 FT TH S 88D 50M20S W 135.61 FT TH N 0D06M 20S W 151.03 FT TO POB INST:201014004326 INST:20 ...more>>>		
Area	1.02 AC	S/T/R	12-38-24
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.

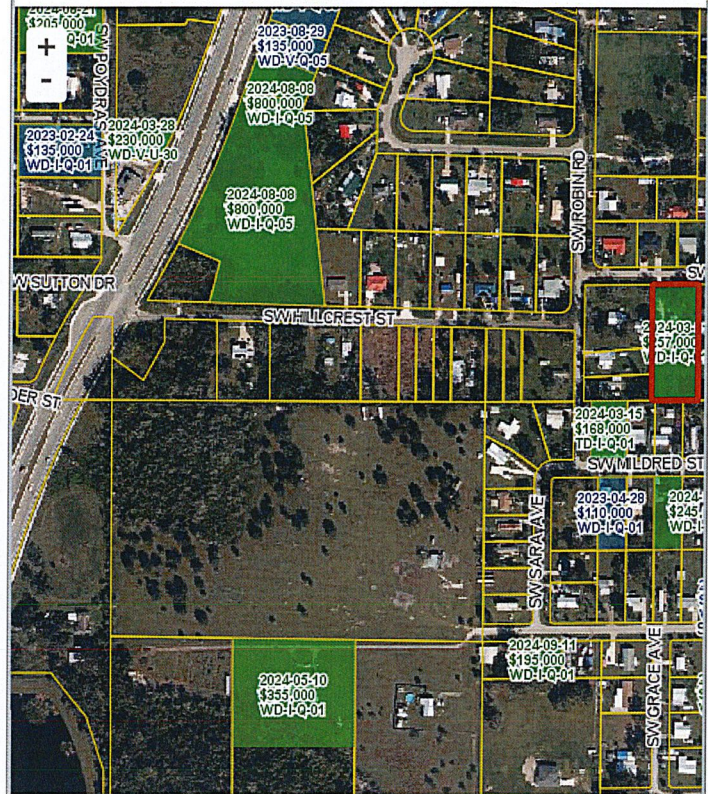
Property & Assessment Values

2023 Certified Values			2024 Certified Values		
Mkt Land	\$12,000		Mkt Land	\$12,000	
Ag Land	\$0		Ag Land	\$0	
Building	\$161,324		Building	\$166,946	
XFOB	\$2,413		XFOB	\$2,379	
Just	\$175,737		Just	\$181,325	
Class	\$0		Class	\$0	
Appraised	\$175,737		Appraised	\$181,325	
SOH/10% Cap	\$56,304		SOH/10% Cap	\$58,309	
Assessed	\$119,433		Assessed	\$123,016	
Exempt	HX HB	\$50,000	Exempt	HX HB	\$50,000
Total Taxable	county:\$69,433 other:\$69,433 school:\$94,433		Total Taxable	county:\$73,016 other:\$73,016 school:\$98,016	

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
3/1/2024	\$257,000	202414001562	WD	I	Q	01
7/4/2019	\$143,000	201914004353	WD	I	Q	01
4/23/2010	\$66,500	201014004326	QC	I	U	12
9/22/2009	\$100	200914008145	CT	I	U	11
1/18/2008	\$32,700	200814000991	WD	I	U	
12/18/2007	\$100	200714012799	WD	I	U	
7/21/2005	\$65,000	566 / 635	WD	I	Q	
9/10/2003	\$100	539 / 698	QC	I	U	
5/1/1987	\$28,000	237 / 581	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2008	1170	1290	\$166,019

*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
0850	CONCR SLAB	2000	\$1,136.00	554.00	0 x 0
0850	CONCR SLAB	1976	\$242.00	345.00	0 x 0
2003	SIDEWALK	1976	\$6.00	9.00	0 x 0
1999	SHED-UC	1980	\$963.00	700.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.000 LT (1.020 AC)	1.0000/1.0000 1.0000/ /	\$12,000 /LT	\$12,000	RMF-6

* 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: 863-993-4866

Search Result: 6 of 9

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 922700 2024

R 12-38-24-0000-0200-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$556.04
COUNTY LAW ENF	.0024399	\$178.15
SCHOOL LRE	.0030960	\$303.46
SCHOOL DISC	.0022480	\$220.34
SOUTHWEST WATER MGMT	.0001909	\$13.94
TOTAL AD-VALOREM:		\$1,271.93

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: \$1,743.56

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions: HX HB

Property Address:
1211 SW ANITA ST ARCADIA 34266

**PIERCE KAGAN M &
PIERCE TATUM
1211 SW ANITA ST
ARCADIA , FL 34266**

1.020 ACRES
BEG SW COR OF SW1/4 OF SW1/4
OF NE1/4 OF NE1/4 TH N 137.50
TH N 84D53M02S E 196.22 FT TO
POB TH N 0D06M20S E 177.81 FT

FAIR MKT VALUE	\$181,325.00	DIST	7
ASSESS	\$123,016.00	EXEMPT VALUE	\$50,000.00
TAXABLE VALUE	\$73,016.00		

**** PAID ****

Last Payment: 11/26/2024 Receipt Number: 601213

Amount Collected: \$1,673.82 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll	Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
123824000002000000	R		2024	\$1,271.93	\$471.63	11/26/2024	\$1,673.82	\$0.00
123824000002000000	R		2023	\$1,236.07	\$464.82	11/29/2023	\$1,632.85	\$0.00
123824000002000000	R		2022	\$1,196.18	\$454.67	11/28/2022	\$1,584.82	\$0.00
123824000002000000	R		2021	\$1,210.33	\$448.16	11/21/2021	\$1,592.15	\$0.00
123824000002000000	R		2020	\$1,196.86	\$442.81	11/25/2020	\$1,574.08	\$0.00
123824000002000000	R		2019	\$522.76	\$438.38	11/25/2019	\$922.69	\$0.00
123824000002000000	R		2018	\$520.73	\$432.50	11/20/2018	\$915.10	\$0.00
123824000002000000	R		2017	\$503.78	\$390.50	11/27/2017	\$858.51	\$0.00
123824000002000000	R		2016	\$506.46	\$390.50	11/28/2016	\$861.08	\$0.00
123824000002000000	R		2015	\$537.81	\$311.50	11/25/2015	\$815.34	\$0.00
123824000002000000	R		2014	\$529.21	\$287.50	12/1/2014	\$784.04	0.00



This Instrument Prepared by and After Recording Return to:

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): FLWDI
12-38-24-0000-0200-0000
File No.: 2024-32570

Inst: 202414001562 Date: 03/01/2024 Time: 1:49PM

. Nadia K. Daughtrey,

Clerk of Court Desoto, County, By: RB

Deputy Clerk Doc Stamp-Deed: 1799.00

WARRANTY DEED

This Warranty Deed, Made the 1st day of March, 2024, by **Juliana Erien Delmonte and lysha Dion Delmonte, FKA lysha Dion Garcia, a married couple**, whose post office address is: **1211 SW Anita Street, Arcadia, FL 34266**, hereinafter called the "Grantor", to **Kagan M. Pierce and Tatum Pierce, as husband and wife**, whose post office address is: **1211 SW Anita Street, Arcadia, FL 34266**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Fifty Seven Thousand Dollars and No Cents (\$257,000.00)** 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:

BEGIN at the Southwest corner of the SW 1/4 of the SW 1/4 of the NE 1/4 of the NE 1/4 of Section 12, Township 38 South, Range 24 East, DeSoto County, Florida; thence North along the West boundary, 137.50 feet; thence N 84°53'20" E, 196.22 feet to the Point of Beginning; thence N 00°06'20" E, 177.81 feet; thence N 88°47'00" E, 134.09 feet; thence S 00°09'30" W, 328.92 feet; thence S 88°50'20" W, 135.61 feet; thence N 00°06'20" E, 151.03 feet to the Point of Beginning.

The property is the homestead of the Grantor(s).

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

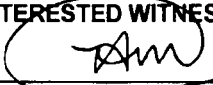
To Have and to Hold, the same in fee simple forever.

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 2023, 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.)

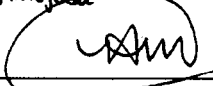
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

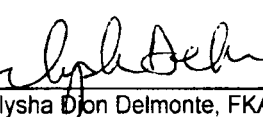
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

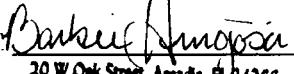
Witness Signature: 
Printed Name: Tosha Morales
Address: 20 W. Oak St., Arcadia, FL 34266


Juliana Erien Delmonte

Witness Signature: 
Printed Name: Barbie Hinojosa
Address: 20 W Oak Street, Arcadia, FL 34266

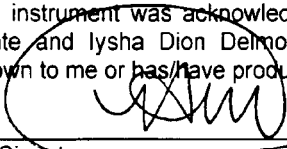
Witness Signature: 
Printed Name: Tosha Morales
Address: 20 W. Oak St., Arcadia, FL 34266

 
lysha Dion Delmonte, FKA lysha Dion Garcia

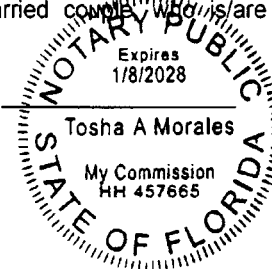
Witness Signature: 
Printed Name: Barbie Hinojosa
Address: 20 W Oak Street, Arcadia, FL 34266

State of Florida
County of DeSoto

The foregoing instrument was acknowledged before me this 29 day of February, 2024 by Juliana Erien Delmonte and lysha Dion Delmonte, FKA lysha Dion Garcia, a married couple 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)





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:

2 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
PIERCE KAGAN M	T	03/01/2024	D	202414001562	0/0	2	\$257,000.00	BEGIN AT SW COR OF SW 1/4 OF SW 1/4 OF NE 1/4 OF NE 1/4 OF SECT 12... View Image
PIERCE KAGAN M	F	03/01/2024	MTG	202414001563	0/0	20	\$249,290.00	BEGIN AT SW COR OF SW 1/4 OF SW 1/4 OF NE 1/4 OF NE 1/4 OF SECT 12... View Image

2 items found, displaying all items.

1

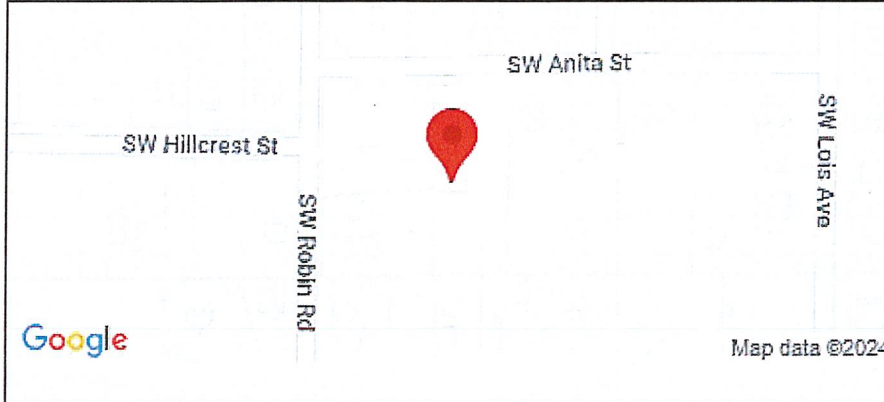
Request: 462 Entered on: 08/20/2024 2:00 PM By: Sarah Milstead

Customer Information

Name: CARMEN CARRANCA
Address: 1183 SW ANITA ST
ARCADIA, FL 34266

Phone: (863) 993-5660
Alt. Phone:
Email:

Request Classification

Topic: Overgrown Vegetation**Status:** Open**Assigned to:** Sharon Gray**Property Address:** 1211 SW Anita St**Request type:** Complaint**Priority:** Normal**Entered Via:** Phone**Property APN:** 12-38-24-0000-0200-0000

Description

OVERGROWN GRASS.

Reason Closed

Date Expect Closed: 08/30/2024

Enter Field Notes Below

Notes:

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

Sec. 11-302. - Unauthorized dumping and accumulation prohibited.

No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

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

 COPY

NOTICE to CORRECT VIOLATION

PIERCE KAGAN M &
PIERCE TATUM
1211 SW ANITA ST
ARCADIA, FL 34266

RE: 1211 SW ANITA ST
PIN #: 12-38-24-0000-0200-0000
Case No: CE-24-0772

Date: August 30, 2024

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine area patrol and was found to be in violation of the below listed Ordinance(s):

LDR Sec. 20-1616 (a)(5)(e) Overgrown: Vegetation: Overgrown and is unmanaged and in excess of ten (10) inches.

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)

Facts constituting violation (including date, time, and place of violation): On **August 26, 2024** at **1:12 pm**, the property located at **1211 SW ANITA ST** was visited and revealed the following:

The property is overgrown and there is also junk & debris. Please mow and maintain the property and remove the junk & debris (tree debris also).

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

Mow and maintain the property

Due by: September 18, 2024

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

Due by: September 18, 2024

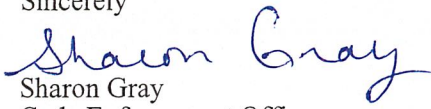
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation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

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

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

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

Sincerely

A handwritten signature in blue ink that reads "Sharon Gray". The signature is fluid and cursive, with the first name "Sharon" and last name "Gray" clearly distinguishable.

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052700462265068

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$ 4.70
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 6.69

Total Postage and Fees

\$ 9.64

Kagan M Pierce & Tatum Pierce
1211 SW Anita St
Arcadia, FL 34266

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

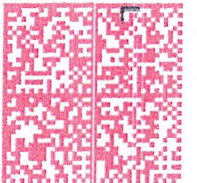
DeSoto County Development
201 East Oak St., Suite 204
Arcadia, FL 34266



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FL 335

2024PM 7



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08/30/2024 ZIP 34266
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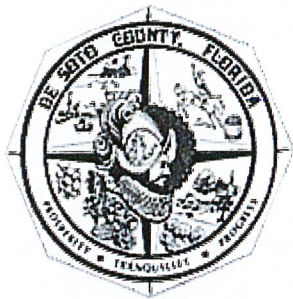
US POSTAGE

Kagan M Pierce & Tatum Pierce
1211 SW Anita St
Arcadia, FL 34266

**RETURN RECEIPT
REQUESTED**

34266-105511
34266-105511
34266-105511

NIXIE 339 DE 1 0009/22/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 34266445154 *2901-06617-30-42



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

201 East Oak Street, Suite 204

Arcadia, Florida 34266

Telephone (863)491-6165

Fax (863)491-6163

STATE OF FLORIDA COUNTY OF DESOTO

I, Sharon Gray, duly sworn, deposes and says: That on 8/30/2024 @ 3:07 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

PIERCE KAGAN M &

PIERCE TATUM

1211 SW ANITA ST

ARCADIA, FL 34266

at the following location(s): 1211 SW ANITA ST

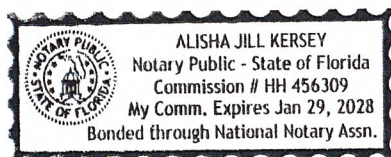
I declare under penalty of perjury that the forgoing is true and correct.

DATE: August 30, 2024

affiant

Sharon Gray

Sworn to and subscribed before me this 5th day of September, 2024 by
Sharon Gray who is personally known OR Produced Identification



Jill Kersey
Notary Public



03/12/2025 14:05

SHARON GRAY
1211 SW ANITA ST



03/12/2025 14:05

SHARON GRAY
1211 SW ANITA ST

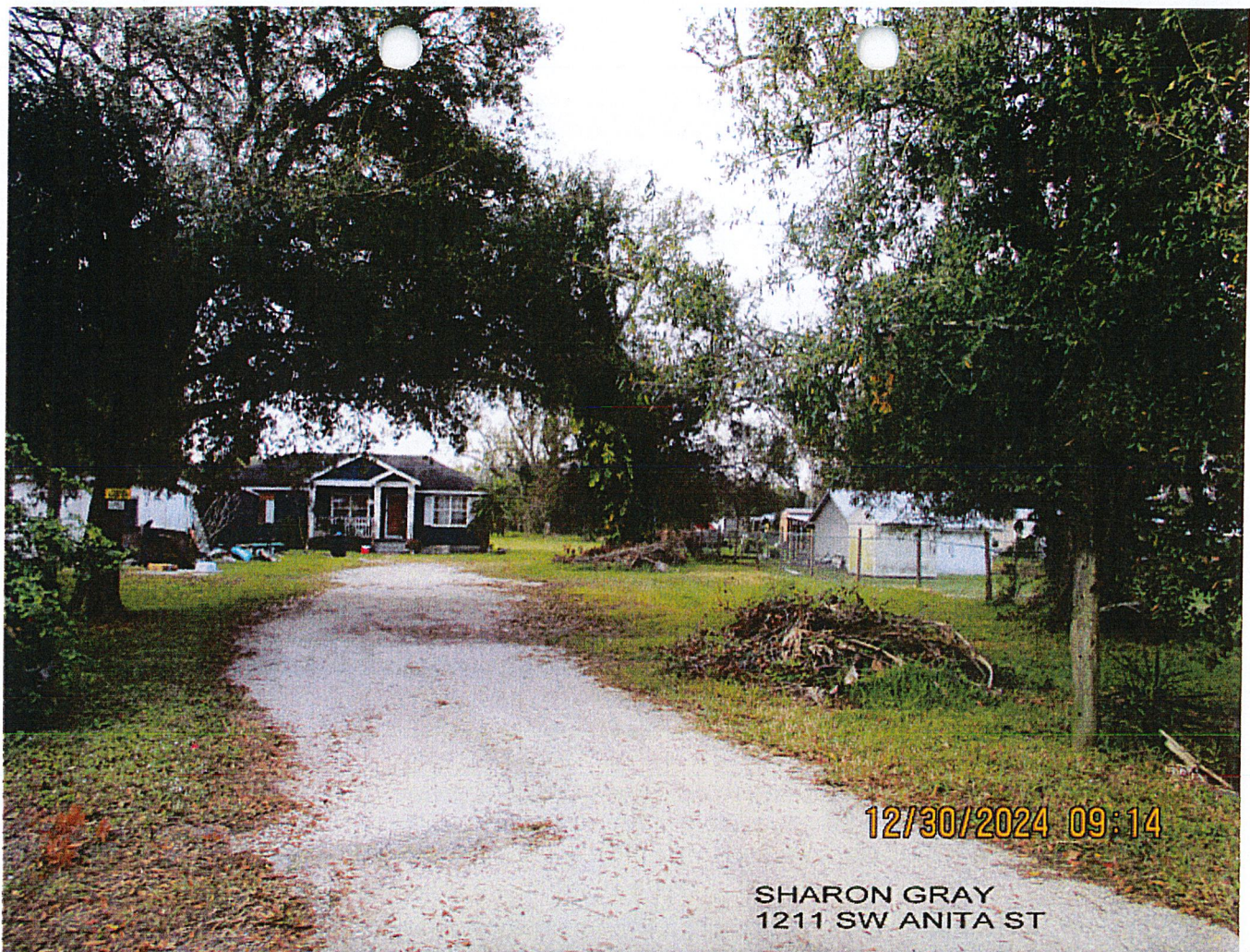






01/24/2025 10:27

SHARON GRAY
1211 SW ANITA ST



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SHARON GRAY
1211 SW ANITA ST



SHARON GRAY
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08/30/2024 15:08

SHARON GRAY
1211 SW ANITA ST



08/30/2024 15:08

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08/30/2024 15:08

SHARON GRAY
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08/30/2024 15:08

SHARON GRAY
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08/26/2024 13:12

SHARON GRAY
1211 SW ANITA ST