

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0085

Garrod Brent A & Garrod Tina L

Respondents,

_____/

TO: Garrod Brent A & Garrod Tina L
3289 SW Wildcat Run Rd
ARCADIA FL 34266

RE: 3289 SW Wildcat Run Rd # Apt B, 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 **June 18, 2026 at 11:00 am** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the 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 _____ 2026.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S Mail on this _____ day of _____, 2026.

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052702678571704

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 26-0085

Garrod Brent A & Garrod Tina L
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: Garrod Brent A & Garrod Tina L, 3289 SW Wildcat Run Rd, ARCADIA FL 34266.

1. An inspection on May 8, 2026, Code Enforcement Officer visited your property located at 3289 SW Wildcat Run Rd # Apt B, ARCADIA FL 34266 described and zoned as: A-5

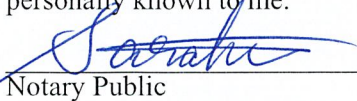
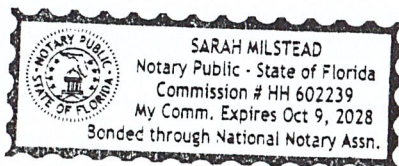
DeSoto County Tax Parcel Number #14-38-23-0000-0010-0000 more particularly described by deed or instrument number #Book 374 and Page 402 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Development Permit Required , Unauthorized dumping and accumulation prohibited , Parking and storage of certain vehicles and trailers.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342 , DCCO Section 11-302 , LDR Sec 20-97, 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 March 30, 2026 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits , Remove all garbage, refuse, derelict vehicles, rubbish, junk, and debris from the property. , Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property. 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.



Thomas Turnbull
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Sworn to and subscribed before me this 18th day of May, 2026 Affiant is personally known to me.


Notary Public

Special Master Mandatory Hearing Case Checklist

** This checklist must be completed and accompany each case being reviewed for Special master Mandatory Hearing**

? or N/A	Respondents Name <u>Garrod Brent A & Garrod Tina L</u> Case # <u>26-0085</u> Site Address <u>3289 SW Wildcat Run Rd Apt. Apt B</u> Respondent's Mailing Address <u>3289 SW Wildcat Run RD Arcadia, FL 34266</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 cited on Notice of Mandatory Hearing
/	Notice of Mandatory Hearing (file copy)
/	Green Card if received, and or Track and Confirm information from the USP website
N/A	Original Notice to Correct in the envelope with the green card attached (if unclaimed)
/	Copy of Notice to Correct that was posted and sent by regular Mail
/	Photograph of the posting, if applicable
/	Affidavit of posting or hand delivery
/	Photographs of site visits in support of the case
N/A	Any correspondence to or from the Respondent or the Respondent's representative
/	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)

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

all 3 Only the following violations will be referenced in the Notice of Mandatory Hearing:

- LDR Sec. 20-1342 Development Permit Required
- DCCO Section 11-302 Unauthorized dumping and accumulation prohibited
- LDR Sec 20-97 Parking and storage of certain vehicles and trailers

_____ 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

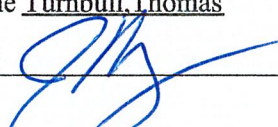
Special Instructions

Unlicensed and derelict vehicles
 No Building permit for the Apartment

Officer's Name Turnbull, Thomas

Special Master Hearing on: JUNE 18 2026

Reviewed by: _____



Date: 5/16/26

SMCE 26-0085

Code Enforcement Case: CE-26-0085

Entered on: 03/27/2026 11:12 AM

Printed on: 05/12/2026

Topic: Development without Permit

Status: Open - Turn in for SM

Due Date: 05/12/26

Assigned To: Thomas Turnbull

Initiated by: Citizen

Area #: A-5

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 3289 SW Wildcat Run Rd # Apt B, 34266

Phone:

Cell #:

APN : 14-38-23-0000-0010-0000

Owner Information

Owner Name: Garrod Brent A & Garrod Tina L

Address: 3289 SW Wildcat Run RD

Arcadia, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	03/16/2026	10:26 am	Request 6220-Tina Garrod - Exit blocked by window air conditioner. Only one exit out of apartment. Construction without permit. A disabled elderly living in the apartment. Note: Please call upon arrival, has dog outside. Phone number is # (941) 456-9430.
Inspection / Site Visit	Thomas Turnbull	03/27/2026	10:03 am	Tina Garrod signed a right of entry form. There was work being done on the apartment without a building permit, unlicensed vehicles and derelict vehicles. A RV trailers is hooked to utilities. Took photos.
Notice of Violation	Thomas Turnbull	03/30/2026	8:05 am	> Inspection Time:10:03 am, Send to (Owner - Cert no=9589071052702678570936), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	03/30/2026	9:13 am	Posted the N2C and mail out the letter, took photos.
Phone Call	Thomas Turnbull	03/30/2026	2:32 pm	Jaylin called and left me a message to call her. 941-370-9195
Phone Call	Thomas Turnbull	03/30/2026	3:15 pm	Left her a message.
Phone Call	Thomas Turnbull	03/30/2026	4:17 pm	I talk with Jaylin and they will clean up and pull a building permit.
Phone Call	Thomas Turnbull	04/07/2026	10:22 am	Jaylin called and said she is working with building department to get the building permit. She has to get plans from an engineer.
Return Receipt Received	Sarah Milstead	04/08/2026	12:58 pm	Green card received back into the office.
Inspection / Site Visit	Thomas Turnbull	04/27/2026	10:24 am	They have removed the RV that was hooked to utilities and some of the vehicles. They are still working on

Inspection / Site Visit	Thomas 05/08/2026 9:58 am Turnbull	the building permit and the rest of the vehicles. Took photos. They still have the unlicensed and derelict vehicles. They have no building permit for the apartment. Took photos.
Special Master Mandatory Hearing Case Submittal Checklist Template	Thomas 05/08/2026 4:00 pm Turnbull	Send to (Owner)
Submitted for Special Master Review and approval	Thomas 05/12/2026 7:57 am Turnbull	Turn in for review for Special Master Hearing in June hearing.

<i>Violations</i>			
#	Violation Type	Due Date	Status Closed Date
	LDR Sec. 20-1342 - Development Permit Required		Open
1	Corrections Required:Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits		
	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited		Open
2	Corrections Required:Remove all garbage, refuse, derelict vehicles, rubbish, junk, and debris from the property.		
	LDR Sec 20-97 - Parking and storage of certain vehicles and trailers		Open
3	Corrections Required:Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property		

<i>Additional Addresses</i>	
Address Type:	Complainant
Name:	Tina Garrod
Address:	3289 SW Wildcat Run Rd Arcadia, FL 34266
Phone:	(941) 456-9430 Cell #:

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values
updated: 5/7/2026

Parcel: << 14-38-23-0000-0010-0000 (903) >>

Owner & Property Info

Result: 2 of 6

Owner	GARROD BRENT A & GARROD TINA L 3289 SW WILDCAT RUN RD ARCADIA, FL 34266		
Site	3289 SW WILDCAT RUN RD, ARCADIA		
Description*	THAT PART OF N 2060.41 FT OF S 3/4 LYG E OF C/L HORSE CREEK & PARCEL IN SEC 13 MPDAF: FROM NW COR OF S 3/4 OF SEC 13 TH S 00 D01M44S W 1525.19 FT TO POB TH CONT SAME LI 535.22 FT TH S 89 D06M43S E 360.89 FT TH N 33D41 M33S W 650 FT TO POB SUBJ TO 33 FT RD E ...more>>>		
Area	78.98 AC	S/T/R	14-38-23
Use Code**	SINGLE FAMILY (0100)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

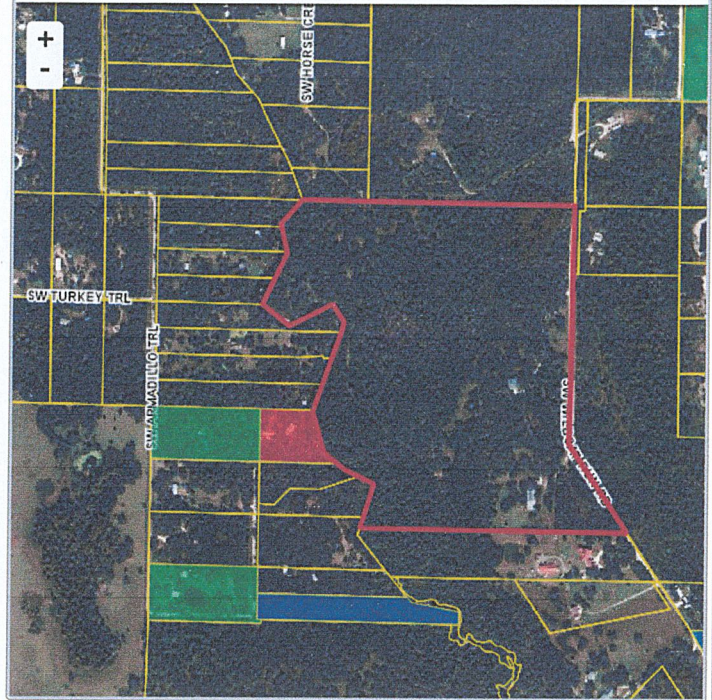
Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$631,840	Mkt Land	\$631,840
Ag Land	\$0	Ag Land	\$0
Building	\$903,304	Building	\$899,205
XFOB	\$26,794	XFOB	\$26,570
Just	\$1,561,938	Just	\$1,557,615
Class	\$0	Class	\$0
Appraised	\$1,561,938	Appraised	\$1,557,615
SOH/10% Cap	\$663,751	SOH/10% Cap	\$635,682
Assessed	\$898,187	Assessed	\$921,933
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$848,187 other:\$848,187 school:\$873,187	Total Taxable	county:\$871,211 other:\$871,211 school:\$896,933

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
11/5/1996	\$275,500	374 / 402	WD	V	U	
6/29/1990	\$510,000	277 / 1189	WD	V	Q	02
7/1/1986	\$100	226 / 1020	MS	V	U	
4/1/1986	\$155,000	223 / 370	MS	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	EXCEPT SFR (0900)	2001	3994	9784	\$790,908
Sketch	BARN (8600)	1997	4032	5568	\$93,781

*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	2001	\$3,400.00	1700.00	50 x 34
2003	SIDEWALK	2001	\$616.00	308.00	0 x 0
0860	DRVWY CONC	2001	\$6,480.00	3240.00	0 x 0
0865	DRVWY ASPH>10000 SF	2005	\$15,254.00	14190.00	0 x 0
2040	WD DECK	2005	\$73.00	40.00	0 x 0
1455	FENCE VINYL	2015	\$83.00	10.00	0 x 0
0850	CONCR SLAB	2001	\$80.00	40.00	10 x 4

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0115	SFR ACRES (MKT)	78.980 AC	1.0000/1.0000 1.0000/ /	\$8,000 /AC	\$631,840	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: 863-993-4806

Search Result: 2 of 6

THAT PART OF N 2060.41 FT OF S
3/4 LYG E OF C/L HORSE CREEK &
PARCEL IN SEC 13 MPDAF:FROM NW

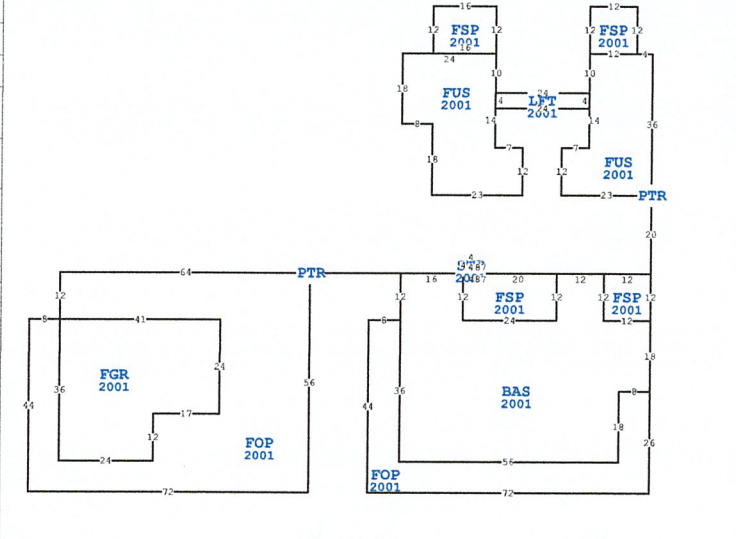
GARROD BRENT A &/GARROD TINA L
GARROD TINA L, 3289 SW WILDCAT RUN RD
ARCADIA, FL 34266

2025

14-38-23-0000-0010-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 METAL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	03 MASONARY 100
Stories	3 100
Architectural	01 . 100
Fireplace	03 FPLC-C 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	6,000	117.0400	155.08	930,480	2001	2001	0	0	14.00	86.00



DESOTO COUNTY PROPERTY		PAGE 1 of 2	7
VALUATION SUMMARY			

Tax Group: 7	Tax Dist:	STANDARD
BUILDING MARKET VALUE		899,205
TOTAL MARKET OB/XF VALUE		26,570
TOTAL LAND VALUE - MARKET		631,840
TOTAL MARKET VALUE		1,557,615
SOH/AGL Deduction		635,682
ASSESSED VALUE		921,933
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		871,211
TOTAL JUST VALUE		1,557,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,561,938

Quality	04 ABOVE AVG
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	600200.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,496	100	2001	2,496	332,889
FGR	1,272	55	2001	700	93,358
FOP	1,008	25	2001	252	33,609
FOP	2,664	25	2001	666	88,823
FSP	144	50	2001	72	9,603
FSP	144	50	2001	72	9,603
FSP	192	50	2001	96	12,804
FSP	288	50	2001	144	19,206
FUS	660	100	2001	660	88,024
FUS	804	100	2001	804	107,228
TOTALS	9,784			6,000	800,213

** This building has 14 Sub-Areas

L	OBXF N	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBXF MKT VALUE	NOTES
1	0850	CONCR SLAB	0	100	50	34			2.50	100	2001	2001	3	83	3,528	
2	2003	SIDEWALK	0	100	0	0			2.50	100	2001	2001	3	83	639	
3	0860	DRVMY CONC	0	100	0	0			2.50	100	2001	2001	3	83	6,723	
4	0865	DRVMY ASPH	0	100	0	0			1.25	100	2005	2005	3	87	15,432	
5	2040	WD DECK	0	100	0	0			2.75	100	2005	2005	3	72	79	
6	1455	FENCE VINY	0	100	0	0			9.38	100	2015	2015	3	92	86	
7	0850	CONCR SLAB	0	100	10	4			2.50	100	2001	2001	3	83	83	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE	Q	RSN	SALE PRICE
0374/0402	11/05/1996	WD	U	V	275,500
GRANTOR: STEVENSON LEE A TR					
GRANTEE: GARROD BRENT A & TI					
0277/1189	6/29/1990	WD	Q	V	510,000
GRANTOR: TURNER					
GRANTEE: STEVENSON					

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2001] W12	BAS=[YR=2001] W12
FOP=[YR=2001] N4	W4 S4 E4 S12 E24 N12S S12 W24 N12 W16
S12 FOP=[YR=2001] W8	S44 E72 N26 W8 S18 W56 N36S S36 E56 N18
E8 N18 W12 N12S S12 E12 N12S	PR-W87 FOP=[YR=2001] W64 S12
FGR=[YR=2001] S36 E24 N12 E17	N24 W41S E41 S24 W17 S12 W24
N36 W8 S44 E72 N56S E87S	PTR=N20 FUS=[YR=2001] N36 W4
FSP=[YR=2001] N12	W12 S12 E12S W12 S10
LF=[YR=2001] W24	FUS=[YR=2001] N10
FSP=[YR=2001] N12	W16 S12 E16S W24 S18 E8
S18 E23 N12 W7	N14S S4 E24 N4S S14 W7 S12 E23S S20S.

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0115	C	SFR ACRES	100		A-5	0.00	0.00	78.98	AC		1.00	1.00	1.00	8,000.00	8,000.00	631,840							

THAT PART OF N 2060.41 FT OF S
3/4 1/4 E OF C/L HORSE CREEK &
PARCEL IN SEC 13 MPDAF:FROM NW

GARROD BRENT A & GARROD TINA L
GARROD TINA L, 3289 SW WILDCAT RUN RD
ARCADIA, FL 34266

2025

14-38-23-0000-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					VALUATION SUMMARY									
Exterior Wall	08	WD ON PLY 100	8600	06	5,124	158.8730	25.42	130,252	1997	2010	0	0	0	24.00	76.00	Tax Group: 7	Tax Dist:	STANDARD											
Roof Structure	04	WOOD TRUSS 100	2 BARN 0% - 2023												Heated Area: 4032					HX Base Yr 2002									
Roof Cover	12	METAL 100																											
Interior Wall	02	WALL BD/WD 100																											
Interior Floor	03	CONC FINSH 100																											
Air Condition	01	NONE 100																											
Heating Type	00	N/A 100																											
Fixtures	00	0 100																											
Frame	02	WOOD FRAME 100																											
Story Height	0	100																											
RMS	0	100																											
Stories	0	100																											
Units	0	100																											
Quality	04	ABOVE AVG																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA	06																										
NEIGHBORHOOD/LOC	600200.00	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
APT	840	250	2022	2,100	40,570																								
BAS	840	100	2022	840	16,228																								
BAS	912	100	2022	912	17,619																								
FCP	1,368	50	2022	684	13,214																								
FOP	168	50	2022	84	1,623																								
HST	720	35	2022	252	4,869																								
HST	720	35	2022	252	4,869																								
TOTALS	5,568			5,124	98,992																								
EXTRA FEATURES			3289 SW WILDCAT RUN RD, ARCADIA																										
L N	QBNF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBXF MKT VALUE	NOTES													
																	BLD DATE					LGL DATE							
																	XF DATE					LAND DATE							
																	INC DATE					AG DATE							
																	06/16/2022					MLU							
																	BUILDING NOTES												
																	BUILDING DIMENSIONS					FCP=[YR=2022;ORIG=54,10] E36 S12 S14 S12 W36 N38 S BAS=[YR=2022;ORIG=30,10] S38 E24 N38 W24 S BAS=[YR=2022;ORIG=150,36] N14 W60 S14 E60 S HST=[YR=2022;ORIG=90,48] E60 N12 W60 S12 S HST=[YR=2022;ORIG=150,22] N12 W12 W48 S12 E60 S FOP=[YR=2022;ORIG=138,10] N3 E15 S44 W3 N3 N12 N14 N12 W12 S APT=[YR=2022;ORIG=150,0] N14 W60 S14 E60 S							
LAND DESCRIPTION																	TOTAL OB/XF					0							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
REVIEW DATE 01/17/2024 BY AS Total Acres: 78.98 Total Land Value: 631,840 Market: 0 Agricultural: 0 Common: 631,840 PRINTED 10/22/2025 BY SYS																													

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 80200 2025

R 14-38-23-0000-0010-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

**GARROD BRENT A &
GARROD TINA L
3289 SW WILDCAT RUN RD
ARCADIA , FL 34266**

**78.980 ACRES
THAT PART OF N 2060.41 FT OF S
3/4 LYG E OF C/L HORSE CREEK &
PARCEL IN SEC 13 MPDAF:FROM NW
COR OF S 3/4 OF SEC 13 TH S 00**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$5,983.04
COUNTY LAW ENF	.0029406	\$2,561.88
SCHOOL LRE	.0030330	\$2,720.40
SCHOOL DISC	.0022480	\$2,016.31
SOUTHWEST WATER MGMT	.0001831	\$159.52
TOTAL AD-VALOREM:		\$13,441.15

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$230.00
Asmt - FIRE	\$290.00
Asmt - SOLID WASTE	\$91.00
Asmt - SOLID WASTE COLLECT	\$478.60
TOTAL NON-AD VALOREM:	\$1,089.60

COMBINED TAXES & ASMTS: \$14,530.75

DISCOUNT: \$0.00
UNPAID BALANCE: \$0.00

Exemptions: HX HB

**Property Address:
3289 SW WILDCAT RUN ARCADIA 34266**

AD VALOREM	\$13,441.15	NON-AD VALOREM	\$1,089.60
TOTAL TAX	\$14,530.75	DISCOUNT	\$0.00
TOTAL DUE	\$14,530.75	TOTAL PAID	\$0.00

**** PAID ****

Last Payment: 11/28/2025 Receipt Number: 600459

Amount Collected: \$13,949.52 Discount Amount: \$0.00

Tax Roll Property Summary

Property ID	Year	AD Valorem	Non-AD Valorem	Payment Date	Amount	Discount
143823000000100000 R	2025	\$13,441.15	\$1,089.60	11/28/2025	\$13,949.52	\$0.00
143823000000100000 R	2024	\$13,356.92	\$943.26	11/26/2024	\$13,728.17	\$0.00
143823000000100000 R	2023	\$13,294.40	\$929.64	11/29/2023	\$13,655.08	\$0.00
143823000000100000 R	2022	\$12,930.81	\$454.67	11/28/2022	\$12,850.06	\$0.00
143823000000100000 R	2021	\$13,350.47	\$448.16	11/21/2021	\$13,246.68	\$0.00
143823000000100000 R	2020	\$13,320.40	\$442.81	11/25/2020	\$13,212.68	\$0.00
143823000000100000 R	2019	\$13,178.74	\$438.38	11/20/2019	\$13,072.44	\$0.00
143823000000100000 R	2018	\$13,021.59	\$432.50	11/20/2018	\$12,915.93	\$0.00
143823000000100000 R	2017	\$12,431.92	\$390.50	11/27/2017	\$12,309.52	\$0.00
143823000000100000 R	2016	\$12,436.47	\$390.50	11/22/2016	\$12,313.89	\$0.00
143823000000100000 R	2015	\$13,253.38	\$311.50	11/24/2015	\$13,022.28	0.00
143823000000100000 R	2014	\$12,033.37	\$287.50	11/21/2014	\$11,828.04	0.00

WARRANTY DEED

THIS INDENTURE, Made this 5th day of November A.D., 1996 between
LEE A. STEVENSON, TRUSTEE, U/A DATED 12/29/89 F/B/O LEE A. STEVENSON

whose address is:
4 West Oak Street, Suite D, Arcadia, Florida 34266
hereinafter called the Grantor, and

BRENT A. GARROD and TINA L. GARROD, husband and wife

whose address is: 64 Rio Cuarto Street, Pt. Charlotte, Florida 33983

hereinafter called the Grantee:

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, assigns and legal representatives of individuals and the successors and assigns of corporations)

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration to them in hand paid by the said Grantee the receipt whereof is hereby acknowledged do by these presents Grant, Bargain, Sell, Remise, Release and Convey unto the Grantee, forever, all that certain land situate in DeSoto County, Florida, to-wit:

SEE SCHEDULE "A" ATTACHED AND MADE A PART HEREOF.

FILED AND RECORDED
DATE 11/06/96 TIME 11:35
DELMA ALLEN CLERK
CO:DESOTO ST:FL
DOC STAMPS 1,935.50
INTANG TAX .00 *flu*



Grantee Social Security Number respectively: 304-68-8858: 315-74-4646
Property Appraiser I.D. No. 13-38-23-0000-0100-0000: 14-38-23-0000-0015-0000:
14-38-23-0000-0010-0000

TO HAVE AND TO HOLD THE SAME, together with all the hereditaments and appurtenances thereto belonging or in anywise appertaining, to the Grantee forever and the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantee assumes the payment of taxes for the year 1997 and subsequent years.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year above written.

SIGNED, SEALED AND DELIVERED IN
THE PRESENCE OF

Andrea Nicole Flores
Signature

Andrea Nicole Flores
Printed Signature

Sue W. Newberry
Signature

Sue W. Newberry
Printed Signature

Lee A. Stevenson
LEE A. STEVENSON, TRUSTEE

STATE OF FLORIDA : COUNTY OF DESOTO :

The foregoing instrument was acknowledged before me this 5th day of
November, 1996 by LEE A. STEVENSON, TRUSTEE, U/A DATED 12/29/89 F/B/O
LEE A. STEVENSON

who is personally known to me or who has produced Florida driver's license
as identification.

My commission expires:



Andrea Nicole Flores
Notary Public Signature

Andrea Nicole Flores
Notary Public Printed Signature

Instrument prepared by:
DeSoto Abstract Company (18337T)
By: Sue W. Newberry
P.O. Drawer 31
Arcadia, Florida 33821

SCHEDULE "A"

Parcel A of STEVENSON SUBDIVISION NO. 2, per Minor Plat Book 1, pages 79 and 79A, of the Public Records of DeSoto County, Florida, being more particularly described as:

All that part of the North 2060.41 feet of the South 3/4 of Section 14, Township 38 South, Range 23 East, DeSoto County, Florida, lying East of centerline of Horse Creek; And, also a parcel of land lying in Section 13, Township 38 South, Range 23 East described as follows: Begin at the NW corner of the South 3/4 of said Section 13; thence S 00°01'44" W along the West line of said South 3/4, 1525.19 feet for Point of Beginning; thence continue same line 535.22 feet; thence S 89°06'43" E, 360.89 feet; thence N 33°41'33" W, 650.00 feet to Point of Beginning. Subject to a 33.00 ft. road easement along East side. Being 78.98 acres.

Subject to reservations, restrictions and easements of record, if any, in the Public Records of DeSoto County, Florida, but this provision shall not operate to re-impose the same.

Grantor hereby warrants that the foregoing described property is not the homestead of the Grantor nor is it contiguous thereto.

Subject to a Purchase Money First Mortgage.

LAS.

Customer Information

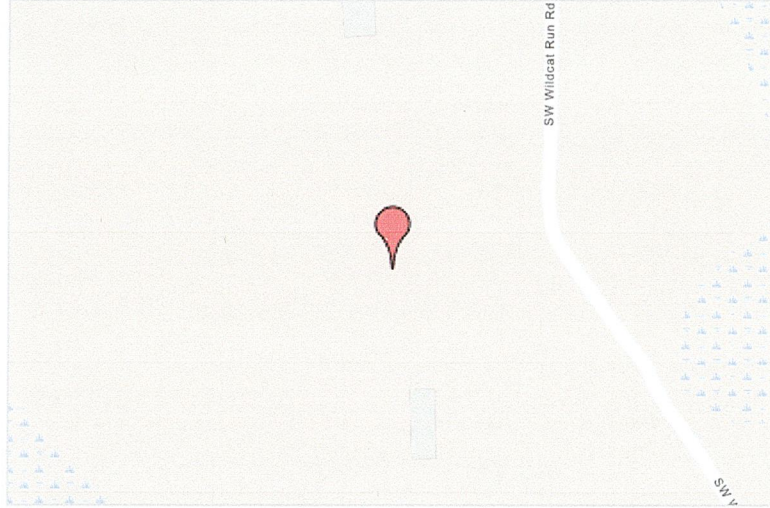
Name: Tina Garrod
Address: 3289 SW Wildcat Run Rd
Arcadia, FL 34266

Phone: (941) 456-9430
Alt. Phone:
Email: tleegarrod61@yahoo.com

Request Classification

Topic: Unsafe Condition
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 3289 Wildcat Run Rd

Request type: Problem
Priority: Normal
Entered Via: Web



Time of Day: 1:00pm

Property APN: 14-38-23-0000-0010-0000

Retention Disposition Date

Date File Scanned into DocuShare:

Description

Exit blocked by window air conditioner. Only one exit out of apartment. Construction without permit. A disabled elderly living in the apartment.

Note: Please call upon arrival, has dog outside. Phone number is # (941) 456-9430.

Reason Closed

Turn into a code case for the violation, CE 26-0085

Date Expect Closed: 03/27/2026

Date Closed: 03/27/2026 11:15 AM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

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)

Sec. 20-97. - Parking and storage of certain vehicles and trailers.

- (a) Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.
- (b) Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage.

(LDR, § 2203; Ord. No. 2012-01, § 2203, 5-22-2012; Ord. No. 2014-05, att. A, § 16, 10-28-2014)

Sec. 20-1342. - Development permit required prior to undertake any development activity.

Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. No development activity shall be undertaken unless authorized by a development order or development permit.

(LDR, § 12002; Ord. No. 2012-01, § 12002, 5-22-2012)



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

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



NOTICE to CORRECT VIOLATION

Garrod Brent A & Garrod Tina L
3289 SW Wildcat Run RD
Arcadia, FL 34266

RE: 3289 SW Wildcat Run Rd # Apt B
PIN #: 14-38-23-0000-0010-0000
Case No: CE-26-0085

Date: March 30, 2026

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. 20-1342 Development Permit Required: Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into 3 or more parcels. No development activity shall be undertaken unless authorized by a Development Order or Development Permit

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited:

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

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

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

LDR Sec 20-97 Parking and storage of certain vehicles and trailers : Motor vehicles, recreational vehicles or trailers, of any type, without current license *plates*, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

Facts constituting violation (including date, time, and place of violation): On March 27, 2026 at 10:03 am, the property located at 3289 SW Wildcat Run Rd # Apt B was visited and revealed the following:

Need a Building Permit for the work on the apartment. Need to remove the derelict vehicles and licensed the one that is untagged. The RV trailer cannot be connected to any utilities or use to live in.

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

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits **Due by: April 10, 2026**

Remove all garbage, refuse, derelict vehicles, rubbish, junk, and debris from the property. **Due by: April 10, 2026**

RV trailers cannot be connected to any utilities, or be used to live in.

Due by: April 10, 2026

Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property

Due by: April 10, 2026

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



Thomas Turnbull
Code Enforcement Officer

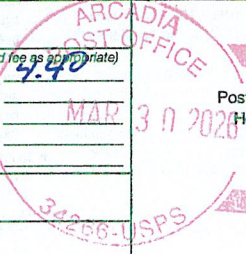


Certified Mailing Number: 9589071052702678570936

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Tina Garrod</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>Tina Garrod</i> <i>4/4/26</i></p>												
<p>1. Article Addressed to:</p> <p>GARROD BRENT & GARROD TINA 3289 SW WILDCAT RUN RD ARCADIA, FL 34266</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
 9590 9402 9567 5121 7532 94	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2678 5709 36</p>	<input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery												

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>C.E.</i> <i>Domestic Mail Only</i>																			
For delivery information, visit our website at www.usps.com ®.																			
OFFICIAL USE																			
<table border="0"> <tr> <td>Certified Mail Fee</td> <td>\$ <i>5.30</i></td> </tr> <tr> <td>Extra Services & Fees (check box, add fee as appropriate)</td> <td>\$ <i>4.40</i></td> </tr> <tr> <td><input checked="" type="checkbox"/> Return Receipt (hardcopy)</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (electronic)</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Required</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td>\$</td> </tr> <tr> <td>Postage</td> <td>\$ <i>.74</i></td> </tr> <tr> <td>Total Postage and Fees</td> <td>\$ <i>10.44</i></td> </tr> </table>	Certified Mail Fee	\$ <i>5.30</i>	Extra Services & Fees (check box, add fee as appropriate)	\$ <i>4.40</i>	<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	<input type="checkbox"/> Return Receipt (electronic)	\$	<input type="checkbox"/> Certified Mail Restricted Delivery	\$	<input type="checkbox"/> Adult Signature Required	\$	<input type="checkbox"/> Adult Signature Restricted Delivery	\$	Postage	\$ <i>.74</i>	Total Postage and Fees	\$ <i>10.44</i>	<div style="text-align: center;">  </div>
Certified Mail Fee	\$ <i>5.30</i>																		
Extra Services & Fees (check box, add fee as appropriate)	\$ <i>4.40</i>																		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$																		
<input type="checkbox"/> Return Receipt (electronic)	\$																		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$																		
<input type="checkbox"/> Adult Signature Required	\$																		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$																		
Postage	\$ <i>.74</i>																		
Total Postage and Fees	\$ <i>10.44</i>																		
<p>GARROD BRENT & GARROD TINA <i>26</i> 3289 SW WILDCAT RUN RD <i>0080</i> ARCADIA, FL 34266 <i>705</i></p>																			
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions																			

9589 0710 5270 2678 5709 36



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

NOTICE to CORRECT VIOLATION

Garwood Brent A & Carrod Tina L
 3289 SW Wildcat Run RD
 Arcadia, FL 34266

RE: 3289 SW Wildcat Run Rd @ Apt B
 PIN #: 14-18-23-0060-0116-0000
 Case No: EE-26-0085

Date: March 30, 2026

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).

Code 2007, § 9-11, Ord. No. 1981-7, § 2, 3-24-1981
FDL Sec. 36-042 Development Permit Required: Development is the carrying out of any building activity or the dividing of land into 3 or more parcels. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.
DCCO Section 11-301 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, impermissible and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or excess, debris and any obnoxious material at any kind or any used or unused building structure on any land or premises, improved or unimproved, within the County.

FDL Sec. 36-042 Parking and Storage of Certain Vehicles and Trailers: Other than as authorized in zoning districts TRV-C and RV-C, no for medical hardship under 201103 14-7-25 (a), a recreational vehicle, trailer or structure, and if owned by the owner or occupant of that property, provided, however, that other than as authorized in zoning districts TRV-C and RV-C, no for medical hardship under 201103 14-7-25 (a), and recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage.
FDL Sec. 36-042 Parking and Storage of Certain Vehicles and Trailers: Motor vehicles, recreational vehicles or trailers of any type, without certain license plates, as which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

Each outstanding violation (including date, time, and place of violation) On March 27, 2026 at 10:00 am, the property located at 3289 SW Wildcat Run Rd @ Apt B, was visited and revealed the following:

Need a Building Permit for the trash on the apartment. Need to remove the derelict vehicles and trailers that are that is outdated. The RV trailer cannot be connected to any utilities or use to live in.

You must correct the violation(s) by filing the appropriate maps.
 Please contact our office with proof of permit reception for the development activity. Date: 03/30/2026.
 Remove all garbage, refuse, derelict vehicles, rubbish, junk, and debris from the property. Date: 03/30/2026.

03/30/2026 09:13

TOMMY TURNBULL
 3289 SW WILDCAT RUN RD.



03/30/2026 09:13

TOMMY TURNBULL
 3289 SW WILDCAT RUN RD.



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**

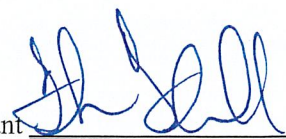
I, Thomas Turnbull, duly sworn, deposes and says: That on 3-30-26 @ 9:13 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Garrod Brent A & Garrod Tina L
3289 SW Wildcat Run RD
Arcadia, FL 34266

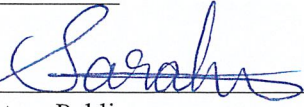
at the following location(s): 3289 SW Wildcat Run Rd # Apt B

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

DATE: March 30, 2026

affiant 

Sworn to and subscribed before me this 30th day of March, 2026 by
Thomas Turnbull who is personally known _____ OR Produced Identification


Notary Public





05/08/2026 09:58

TOMMY TURNBULL
3289 SW WILDCAT RUN APT B



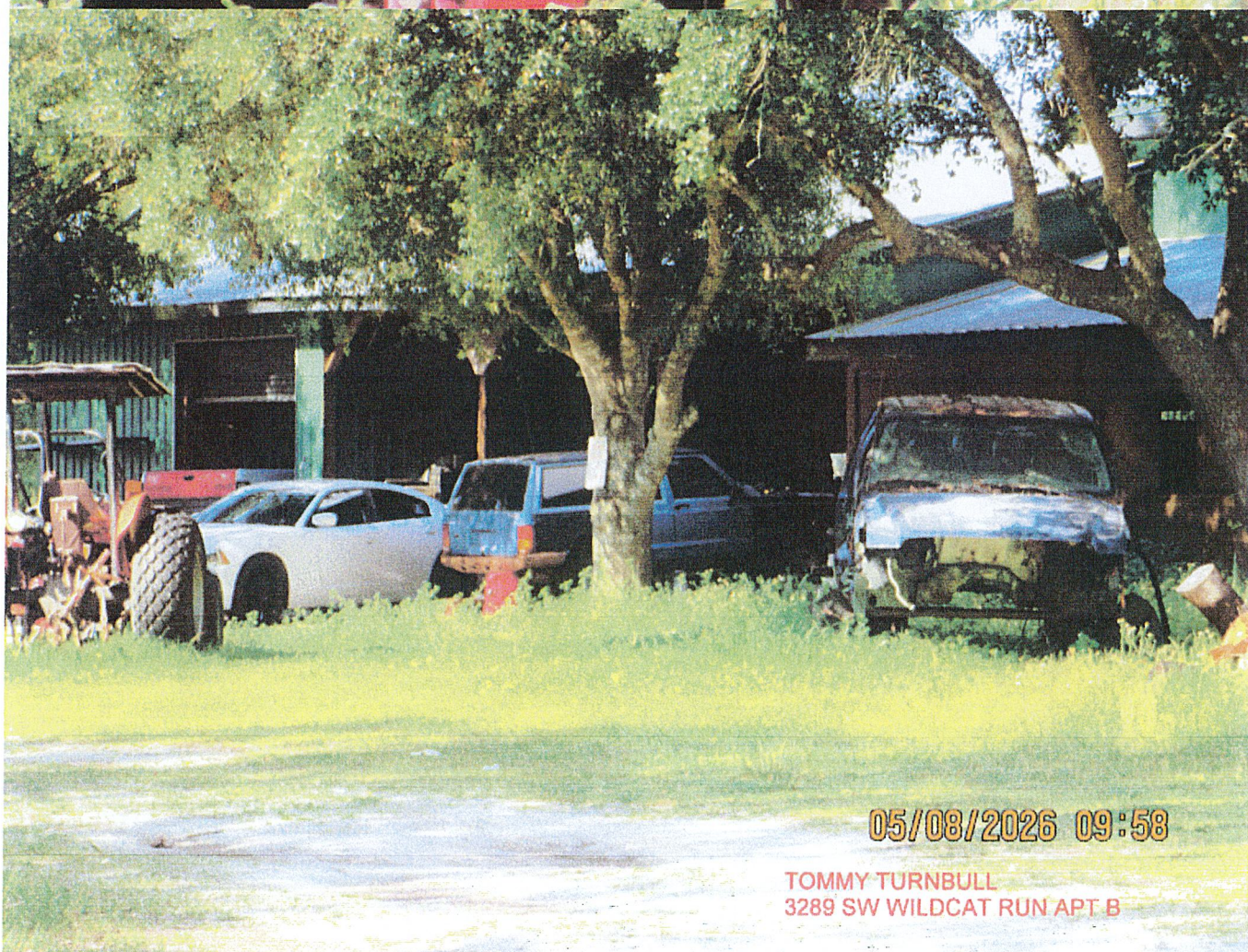
05/08/2026 09:58

TOMMY TURNBULL
3289 SW WILDCAT RUN APT B



05/08/2026 09:58

TOMMY TURNBULL
3289 SW WILDCAT RUN APT B



05/08/2026 09:58

TOMMY TURNBULL
3289 SW WILDCAT RUN APT B



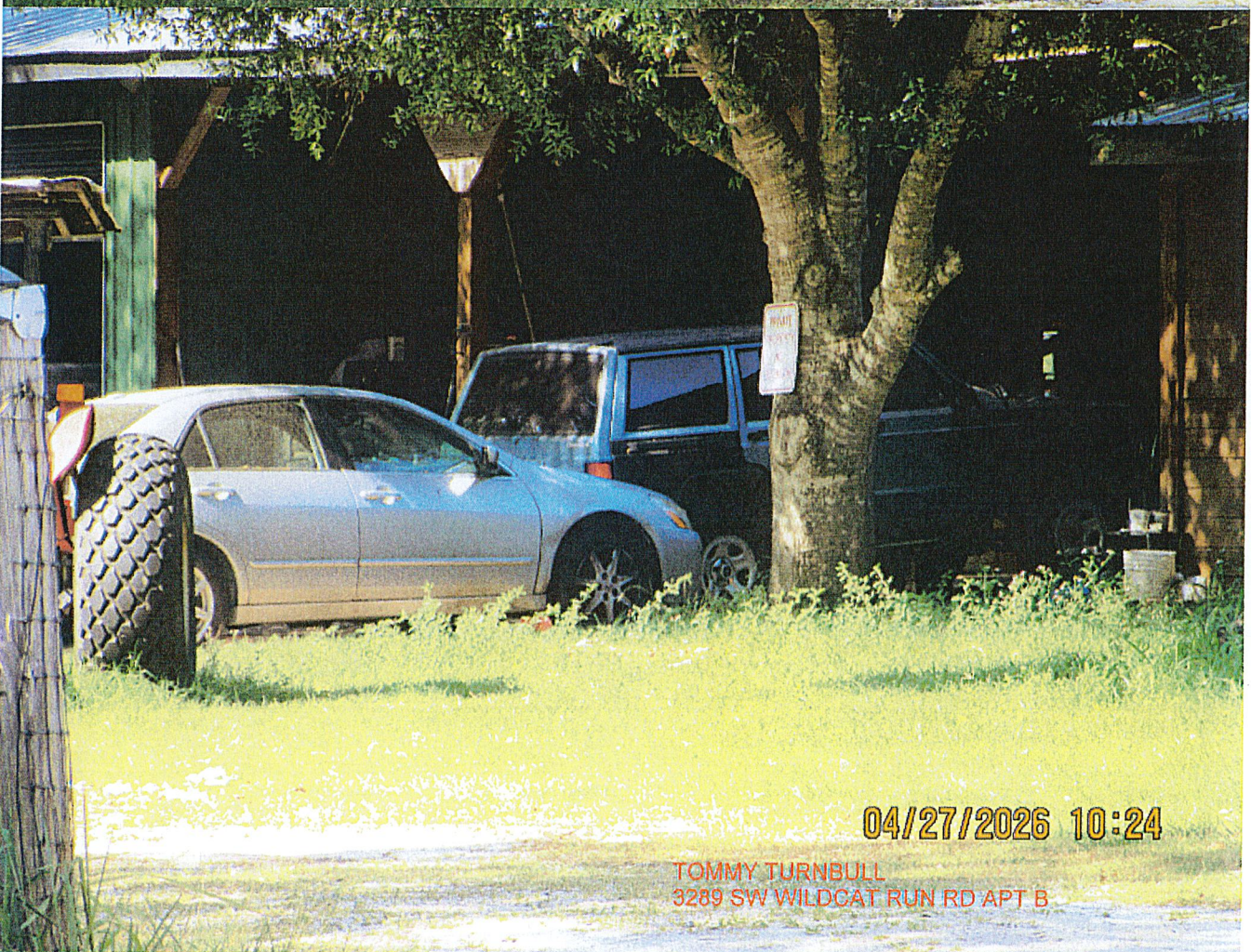
05/08/2026 09:58

TOMMY TURNBULL
3289 SW WILDCAT RUN APT B



04/27/2026 10:24

TOMMY TURNBULL
3289 SW WILDCAT RUN RD APT B



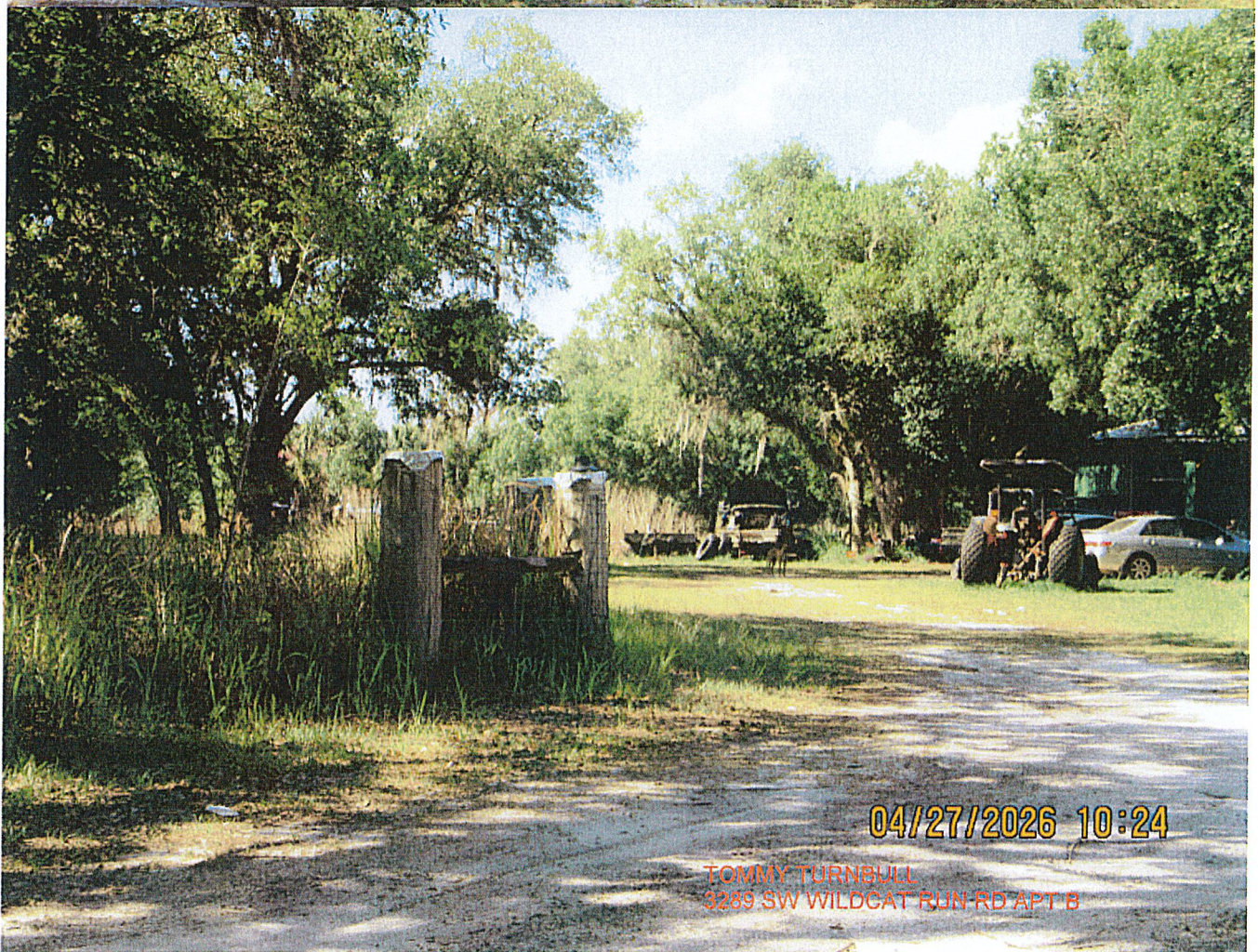
04/27/2026 10:24

TOMMY TURNBULL
3289 SW WILDCAT RUN RD APT B



04/27/2026 10:23

TOMMY TURNBULL
3289 SW WILDCAT RUN RD APT B



04/27/2026 10:24

TOMMY TURNBULL
3289 SW WILDCAT RUN RD APT B



04/27/2026 10:24

TOMMY TURNBULL
3289 SW WILDCAT RUN RD APT B



04/27/2026 10:24

TOMMY TURNBULL
3289 SW WILDCAT RUN RD APT B



03/27/2026 10:03

TOMMY TURNBULL
3289 SW WILDCAT RUN RD



03/27/2026 10:03

TOMMY TURNBULL
3289 SW WILDCAT RUN RD



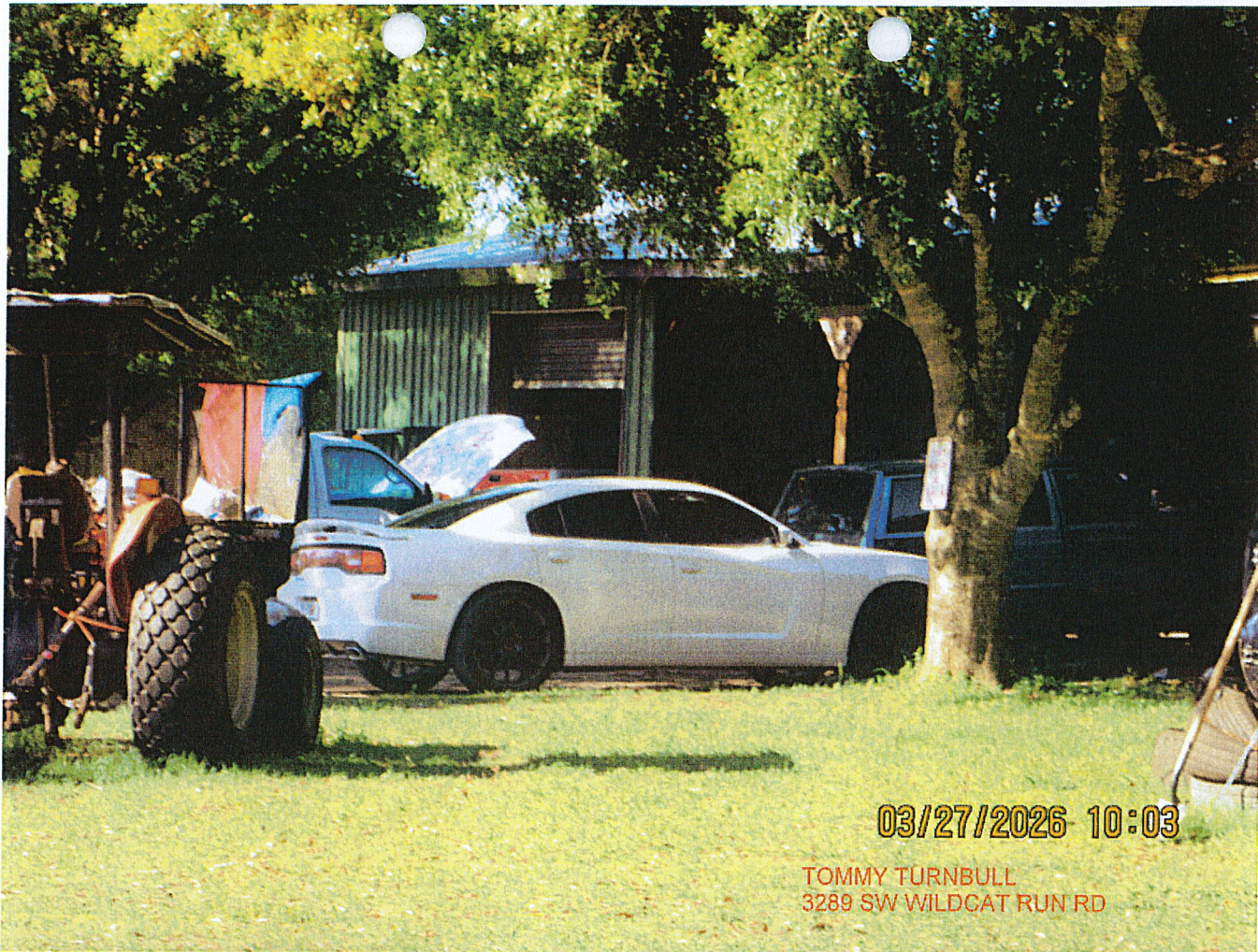
03/27/2026 10:03

TOMMY TURNBULL
3289 SW WILDCAT RUN RD



03/27/2026 10:03

TOMMY TURNBULL
3289 SW WILDCAT RUN RD



03/27/2026 10:03

TOMMY TURNBULL
3289 SW WILDCAT RUN RD



03/27/2026 10:03

TOMMY TURNBULL
3289 SW WILDCAT RUN RD





03/27/2026 10:04

TOMMY TURNBULL
3289 SW WILDCAT RUN RD



03/27/2026 10:04

TOMMY TURNBULL
3289 SW WILDCAT RUN RD



03/27/2026 10:05

TOMMY TURNBULL
3289 SW WILDCAT RUN RD



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

RIGHT OF ENTRY FORM

Date 3/27/26

I/WE Tina L. Garrod

THE OWNER(S) / LEASEHOLDER(S) (CIRCLE ONE) OF THE PROPERTY IDENTIFIED AS

3289 SW Wildcat Run Rd Apt B

LOCATED IN DESOTO COUNTY FLORIDA, DO GRANT AND GIVE FREELY AND WITHOUT COERCION, THE RIGHT OF ACCESS AND ENTRY OF THIS PROPERTY AND ANY STRUCTURES ON IT.

Tina L. Garrod
OWNER / LEASEHOLDER

3289 SW Wildcat Run Rd
ADDRESS

941.456.9430
TELEPHONE NUMBER