

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. CE-SM CE 2010-014 & 14-0492

PHILLIPS LORNE & ELIZABETH A & BARRY JOHN F & NAPLE MARIE H JT/ROS

Respondents,

_____ /

NOTICE OF HEARING ON LIEN RELEASE PETITION
UNDER RESOLUTION 2007-15

TO: BARRY JOHN F & NAPLE MARIE H JT/ROS
7171 SW BIRD RD
ARCADIA, FL 34269

Your petition for release or reduction of lien has been set for hearing before the DeSoto County Special Magistrate to commence as follows:

DATE: 05/22/2025
TIME: 11:00 am
PLACE: Room 103, First Floor, DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266. (BOARD HEARING ROOM)

Please bring all materials and any documents that you may need to support your request to the hearing. All the rules you received when you filed your petition apply. If you have not retained a copy, please obtain a copy the business day before the hearing.

I HEREBY CERTIFY that a copy of the foregoing notice was mailed to the above addressee this _____ day of

_____, _____.

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Phone (863) 993-4800

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

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

I posted a true and correct copy of the Notice of Hearing on Lien Release Petition in Case # SM CE CE 2010-014 & 14-0492, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #25-39-23-0366-0080-0030 / **7171 SW BIRD RD, ARCADIA FL 34269**
 @_____ a.m / p.m _____ day of _____ 2025

and

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

Further, Affiant say eth naught.

Affiant _____

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

Notary Public

Certified Mailing Number: 9589071052702525407842

Application for Reduction/Release Checklist:

☒ or N/A	
/	Application pg 1
/	Reduction Info pg 2
N/A	Notarized Form pg 3
/	Lien Release Procedures pg 4
N/A	Authorization to Represent Property Owner
/	Updated Property Card
/	Updated Tax Record
/	Updated Deed
/	Give to Officer Working Case to Pull any Other Info Req

Tommy Turnbull

Researched by

4-2-25

Date

Officer Working Case

Date

SMCE 4/4/25
SMCE 2010-014

Code Enforcement Case: CE-14-0492

Entered on: 10/29/2009 00:00

Printed on: 04/02/2025

Topic: Overgrown grass, weeds, bushes

Status: Open - Turn in for SM

Due Date: 04/03/25

Assigned To: Thomas Turnbull

Initiated by: Citizen

Area #: RSF-3

Hearing Date:

Hearing Time:

SM Case No: CE 2010-014

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 7171 SW BIRD RD , 34269

Phone:

Cell #:

APN : 25-39-23-0366-0080-0030

Owner Information

Owner Name: PHILLIPS LORNE & ELIZABETH A

Address: PO BOX 78

FT OGDEN, FL 34267-0000

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Case Notes	Sharon Gray	10/29/2009		Overgrown. Property in foreclosure
Special Master Hearing	Sharon Gray	04/22/2010		Special Master Hearing. Order signed on May 13,2010. Found in violation. Two year Cease and Desist
Lien Hearing	Sharon Gray	07/22/2010		Lien Hearing. Lien set at \$6,031.07 the unpaid sums shall bear interest at the legal rate until satisfied.
Lien Recorded	Sharon Gray	09/15/2010		Lien Order Recorded
Inspection / Site Visit	Sharon Gray	04/02/2020	2:12 pm	Site visit photos taken
Case Notes	Thomas Turnbull	03/28/2025	3:30 pm	He turned in a zoning request to do some repair to the home.
Lien Reduction Request Received	Thomas Turnbull	04/01/2025	2:48 pm	John Barry is the new owner. He turns in a Lien reduction application. He paid the file fee of \$250.00.
Inspection / Site Visit	Thomas Turnbull	04/02/2025	9:21 am	They have complied; Took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	04/02/2025	12:08 pm	Turn in for review.

Violations

#	Violation Type	Due Date	Status	Closed Date
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Fees

Fee Type	Date	Charges	Payments	Details
Total Lien Amount Recorded	08/06/2014	6031.07		Total Lien Amount Not Including Interest
		6,031.07	0.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____

Application for Reduction of Code Enforcement Lien(s)

All information fields must be completed before this application can be processed. Requests are not scheduled for the Lien Release Agenda until the application has been reviewed for completeness and the \$250.00 application fee has been paid.

CASE NUMBER (S) (see page 2)	LIEN ADDRESS (PROPERTY SUBJECT TO THE LIEN(S)) 7171 SW BIRD RD. ARCADIA, FL 34269
APPLICANT'S NAME <u>JOHN BARRY</u>	PHONE <u>941 575 8188</u>
MAILING ADDRESS - <u>7171 SW BIRD ROAD</u> CITY - <u>ARCADIA</u> STATE - <u>FL</u> ZIP - <u>34269</u>	
AUTHORIZED REPRESENTATIVE'S NAME	WRITTEN AND NOTARIZED AUTHORIZATION FROM OWNER? YES NO
NAME OF OWNER OF LIEN ADDRESS WHEN LIEN(S) WERE PLACED <u>JORNET + ELIZABETH PHILLIPS</u>	
CURRENT OWNER OF LIEN ADDRESS <u>JOHN BARRY + MARIE NAPLE</u>	
CURRENT OWNER'S RELATIONSHIP OR AFFILIATION WITH ENTITY/PERSON NAMED IN LIEN (S) <u>SIGNIFICANT OTHER</u>	
OTHER PROPERTY LOCATED IN DESOTO COUNTY BELONGING TO CURRENT OWNER - # _____ <u>NONE</u>	
VIOLATIONS AT LIEN ADDRESS WHEN LIEN(S) WERE PLACED <u>OVERGROWN PROPERTY</u>	
WHO LIVED AT THE PROPERTY WHEN THE LIEN(S) WAS/WERE PLACED? <u>DESERTED</u>	
REASONS VIOLATIONS NOT CORRECTED BEFORE LIEN(S) PLACED <u>PROPERTY WAS DESERTED</u>	
IS MONEY HELD IN ESCROW PENDING THE LIEN RELEASE HEARING AND IF YES, WHO WILL RECEIVE ESCROW MONEY IF THE LIEN(S) IS/ARE REDUCED? YES ☒ NO ☐	
WHAT IS THE REASON YOU ARE REQUESTING A REDUCTION OR RELEASE OF THE LIEN(S)? <u>LIEN WAS NOT DISCLOSED AT CLOSING</u> <u>I PERSONALLY CLEANED THE PROPERTY</u>	

Continued on Next Page

APPLICATION FOR REDUCTION OF CODE ENFORCEMENT LIEN (S)

Has the applicant applied for lien release/reduction for this property before? Yes No
If yes, when? _____ (Month and year)

Applicants are required to complete the Lien List below and to provide copies of any lien they want considered in this Lien Release/Reduction Request Application.

Note: The Codes Enforcement Department does not conduct Title or Lien searches, but will try to identify any additional liens that may pertain to this request based on the case number(s) provided by the applicant on Page 1 of this application. The Department is not responsible for any outstanding liens that may be omitted from this request.

Applicant is requesting the below lien(s) be:

☒ Released completely

Reduced

Released from the property located at _____ only. Lien(s) to remain in the name of the owner at time of lien.
other _____

Applicant's Requests			
Lien Amount	Date/Month Recorded	OR Book	OR Page
\$ 6031.07	9/15/2010		
\$			
\$			
\$			
\$			
\$			
\$			
\$			

For DeSoto County Use Only			
Additional lien(s) found by the Codes Enforcement Department not included on original application			
Lien Amount	Date/Month Recorded	OR Book	OR Page
\$			
\$			
\$			
\$			
\$			

Under penalty of perjury, the undersigned:

- swears or affirms that the information provided on this three (3) page Application for Reduction of Code Enforcement Lien(s) is true and correct;
- acknowledges that he/she has read the Lien Release Procedures; and

Continued on Next Page

- further acknowledges that he/she was given an opportunity to ask questions regarding the procedures.

Applicant must provide an initialed copy of the Lien Release Procedures as acknowledgement of the above for application to be accepted.

Applicant's Signature John Garry Date 4/2/25

State of Florida
County of DeSoto

The foregoing was sworn to and subscribed before me this _____ day of _____, 20____, by _____.

He or she is personally known to me, or provided _____ as identification and did appear before me at the time of notarization.

Stamp: _____ Notary Public: _____

For DeSoto County Use Only

Application Accepted on: _____

Scheduled for Lien Release Agenda on _____

Accepted by: _____

Signature _____ Date _____

**DESOTO COUNTY CODE ENFORCEMENT
LIEN RELEASE PROCEDURES**

The Special Magistrate has the discretionary authority to reduce fines and liens, pursuant to Florida Statutes Chapter 162 as amended. An entity requesting a release of lien has no right to the reduction or release of a fine or lien. In evaluating requests for liens to be released or reduced, the Board or Special Magistrate will consider the following:

1. Whether the property for which the lien was placed has active code cases;
2. Whether the entity requesting the release owns other properties in the County, and how many have active code cases or Code Enforcement liens;
3. Whether the entity requesting the release owned the property for which the lien was placed at the time the lien was placed;
4. Whether the entity requesting the release took proactive action to correct the violations for which the lien was placed;
5. Whether the violations have been corrected or will be corrected, with such assurances as the Board or the Special Magistrate deems appropriate;
6. Any other specific information, which is available about the property or the entity requesting the release;
7. Any other factor which may show a hardship on the entity requesting the release or which may provide a reasonable basis for the requested relief.

Entities who have requested a lien release hearing, but are unable to attend the scheduled meeting, must request re-scheduling. Any entity that does not cancel by the established deadlines and does not appear for the scheduled meeting must wait 180 days to be re-scheduled for a hearing and must pay a fee of \$250.00 for any successive lien release hearing request. The Special Magistrate may waive the cancellation deadline if the failure to appear was the direct result of physical incapacity of the principal representative that is beyond his or her control and that could not have been anticipated prior to the cancellation deadline.

Only the first twelve requests received by the Code Enforcement Department may be processed for each meeting. To be placed on the hearing agenda, an applicant makes a request to the Code Enforcement Department (DeSoto County Development, 201 E Oak St Suite 204, Arcadia FL 34266 Attn: Code Enforcement Administrative Clerk). The Legal Department Clerk will provide a confirmation letter by mail to the applicant confirming the meeting date and time. Staff prepares a report, which is provided, to the Special Magistrate prior to the meeting.

Applicants check in with staff prior to the meeting. The order in which applicants check in determines the order the cases are heard. Applicants must be present for the case to be heard. When the case is called, the applicant will be asked to speak about their request and the status of the property. The Special Magistrate may ask questions. The Special Magistrate may enter an order to reduce the lien, remove the entire lien or take no action, leaving the lien in place. The Legal Department will complete the paperwork to release the lien after the conditions imposed by the order are met.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, please contact the Legal Department, at (863) 993-4300 at least 24 hours prior to the meeting and we will provide that accommodation for you.

For any additional information, please contact the Code Enforcement Administrative Clerk at (863) 993-4311.

Initial and Include this Copy with Application

 Initials

**AUTHORIZATION TO REPRESENT
PROPERTY OWNER**

If a property owner desires to have an authorized representative discuss his/her case, present evidence, or to agree to compliance terms on the property owner's behalf; this form must be completed and returned to the recording secretary prior to the start of the Code Enforcement Board or Special Magistrate meeting.

RETURN COMPLETED FORM TO:

Administrative Clerk
Code Enforcement Department
201 E Oak St, Suite 204
Arcadia FL 33731

I, _____
(Print Name)

Owner of the property located at _____

in DeSoto County, FL, hereby appoint _____
(Print Name)

who can be contacted at _____
(Address and Phone Number)

to represent me, and is authorized to testify and to agree to compliance terms on my behalf for case number(s)

_____, at the Special Magistrate meeting to be held on

_____ and any subsequent meetings where the foregoing case(s) is/are on the agenda.
(Date)

WITNESS:

OWNER:

DATE:

DATE:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____

by _____ who is personally known to me/or who has produced

_____ as identification and appeared before me at the time of notarization.

Commission No: _____

Notary Public - Signature

My commission expires: _____

Notary Public - Print Name

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/27/2025

Parcel: << 25-39-23-0366-0080-0030 (2387) >>

Owner & Property Info

Result: 1 of 3

Owner	BARRY JOHN F & NAPLE MARIE H JT/ROS 7171 SW BIRD RD ARCADIA, FL 34269		
Site	7171 SW BIRD RD, ARCADIA		
Description*	SUNNY BREEZE HARBOR SEC 1 LOT 3 BLK 8 INST:201514005124		
Area	0.243 AC	S/T/R	25-39-23
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

2023 Certified Values		2024 Certified Values	
Mkt Land	\$20,000	Mkt Land	\$25,000
Ag Land	\$0	Ag Land	\$0
Building	\$121,624	Building	\$123,425
XFOB	\$9,030	XFOB	\$8,894
Just	\$150,654	Just	\$157,319
Class	\$0	Class	\$0
Appraised	\$150,654	Appraised	\$157,319
SOH/10% Cap	\$90,334	SOH/10% Cap	\$95,189
Assessed	\$60,320	Assessed	\$62,130
Exempt	HX HB	Exempt	HX HB
Total	county:\$25,000	Total	county:\$25,000
Taxable	other:\$25,000 school:\$35,320	Taxable	other:\$25,000 school:\$37,130

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.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/24/2015	\$40,000	201514005124	WD	I	U	12
5/29/2015	\$0	201514002749	CT	I	U	11
8/29/2005	\$129,900	568 / 565	WD	I	Q	
7/17/2000	\$26,500	458 / 850	WD	I	U	
7/17/2000	\$26,500	458 / 850	WD	I	U	
2/25/1998	\$100	405 / 156	QC	I	U	
1/1/1982	\$4,000	179 / 461	WD	V	Q	
3/1/1981	\$3,900	172 / 304	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR MODULR (0200)	1989	960	1512	\$122,580

*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
1400	FNC CH L3/4	2005	\$553.00	128.00	0 x 0
1410	FNC CH L6	2005	\$1,865.00	280.00	0 x 0
2040	WD DECK	2015	\$91.00	36.00	3 x 12
1998	SHED-ES	2015	\$3,091.00	240.00	12 x 20
1998	SHED-ES	2015	\$3,091.00	240.00	12 x 20

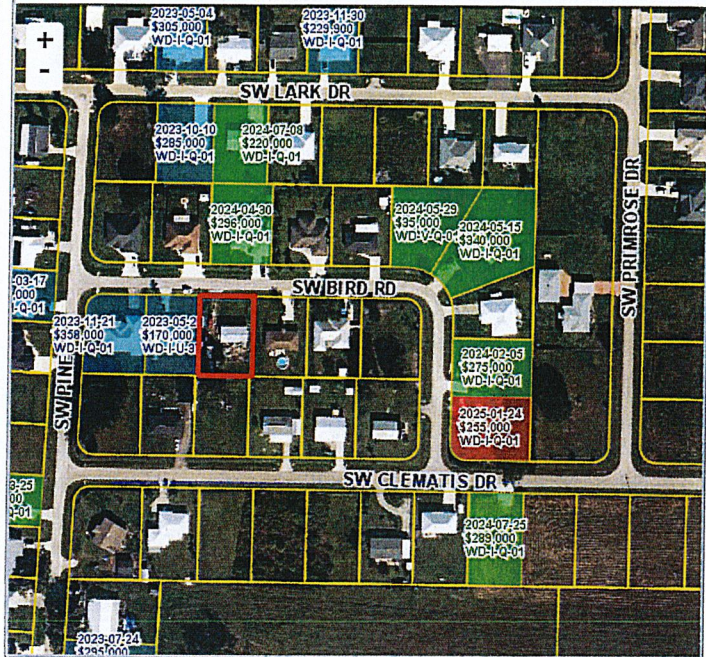
Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.000 LT (0.243 AC)	1.0000/1.0000 1.0000/ /	\$25,000 /LT	\$25,000	RSF-3

* 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: 863-993-4808

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



Search Result: 1 of 3

© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 3/27/2025 and may not reflect the data currently on file at our office.

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 218000 2024

R 25-39-23-0366-0080-0030

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$190.38
COUNTY LAW ENF	.0024399	\$61.00
SCHOOL LRE	.0030960	\$114.95
SCHOOL DISC	.0022480	\$83.47
SOUTHWEST WATER MGMT	.0001909	\$4.77
TOTAL AD-VALOREM:		\$454.57

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

**BARRY JOHN F &
NAPLE MARIE H JT/ROS
7171 SW BIRD RD
ARCADIA , FL 34269 - 0000**

0.243 ACRES
SUNNY BREEZE HARBOR SEC 1
LOT 3 BLK 8
INST:201514005124

COMBINED TAXES & ASMTS: \$926.20

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions: HX HB

Property Address:
7171 SW BIRD RD ARCADIA 34269

FAIR MKT VALUE	\$157,319.00	DIST	7
ASSESS	\$62,130.00	EXEMPT VALUE	\$37,130.00
TAXABLE VALUE	\$25,000.00		

**** PAID ****

Last Payment: 11/14/2024 **Receipt Number:** 300452

Amount Collected: \$889.15 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll	Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
253923036600800030	R		2024	\$454.57	\$471.63	11/14/2024	\$889.15	\$0.00
253923036600800030	R		2023	\$452.09	\$464.82	11/6/2023	\$880.23	\$0.00
253923036600800030	R		2022	\$447.63	\$454.67	11/7/2022	\$866.21	\$0.00
253923036600800030	R		2021	\$464.53	\$448.16	11/8/2021	\$876.18	\$0.00
253923036600800030	R		2020	\$464.70	\$442.81	11/16/2020	\$871.21	\$0.00
253923036600800030	R		2019	\$460.89	\$438.38	11/4/2019	\$863.30	\$0.00
253923036600800030	R		2018	\$399.76	\$432.50	11/8/2018	\$798.97	\$0.00
253923036600800030	R		2017	\$184.15	\$390.50	11/20/2017	\$551.66	\$0.00
253923036600800030	R		2016	\$655.92	\$390.50	11/14/2016	\$1,004.56	\$0.00
253923036600800030	R		2015	\$653.77	\$311.50	8/2/2016	\$1,120.90	\$0.00
253923036600800030	R		2014	\$601.70	\$287.50	11/21/2014	\$853.63	0.00

Prepared By and Return To:

Anne Origlio on behalf of Douglas C. Zahm, PA
Consumer Title & Escrow Services, Inc.
4585 140th Avenue N., Ste 1006
Clearwater, FL 33762

File No. 15-0909-2

Property Appraiser's Parcel I.D. (folio) Number(s)
25-39-23-0366-0080-0030

SP \$40,000.00
D \$280.00

SPECIAL WARRANTY DEED

* THIS SPECIAL WARRANTY DEED made this 24 day of September 2015, by Fannie Mae A/K/A Federal National Mortgage Association existing under the laws of the United States of America, and having its principal place of business at P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called the grantor and John F. Barry a single man and Marie H. Naple a single woman, joint tenants with rights of survivorship whose post office address is PO Box 510898, Punta Gorda, FL 33951, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in De Soto County, Florida, viz:

Lot 3, Block 8, Section 1, SUNNYBREEZE HARBOR, according to the plat thereof, as recorded in Plat Book 6, Page 83, of the Public Records of Desoto County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$48,000.00 for a period of 3 month(s) from the date of recording of this Deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$48,000.00 for a period of 3 month(s) from the date of recording of this Deed. These restrictions shall run with the land and are not personal to Grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage or Deed of Trust.

SPECIAL WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Crystal Woods
(Witness Signature)

Crystal Woods
(Print Name of Witness)

Melissa Helfer
(Witness Signature)

MELISSA HELFER
(Print Name of Witness)

Fannie Mae A/K/A Federal National Mortgage
Association by Douglas C. Zahm, P.A. as
Attorney-In-Fact

BY: [Signature]
Stephanie Craine, Mgr

Address: **authorized signatory for Douglas C.
Zahm, P.A., as attorney in fact**

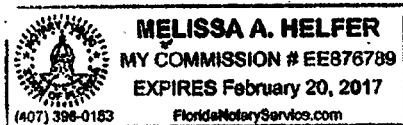
P.O. Box 650043

Dallas, TX 75265-0043

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 24th day of
September, 2015 by Stephanie Craine as authorized signatory on
behalf of Douglas C. Zahm, P.A., Attorney in Fact for Fannie Mae A/K/A Federal National
Mortgage Association, who is (X) personally known to me or () has produced
_____ as identification.

Melissa Helfer
Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY, a political subdivision
of the State of Florida, principal address at
201 East Oak Street, Suite 201
Arcadia, Florida 34266,
Petitioner/Lienholder,

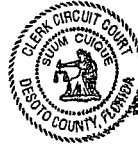
Inst: 201014007637 Date: 9/15/2010 Time: 9:32 AM
Km DC, Mitzie McGavic, Desoto County Page 1 of 2

vs.

CASE NO. CE 2010-014

LORNE & ELIZABETH PHILLIPS,
Respondents

PENALTY ORDER



CERTIFIED
TO BE A TRUE COPY
MITZIE W. MCGAVIC, CLERK

BY KMcHargue D.C.

THIS CAUSE came on for hearing July 22, 2010 before the Desoto County Special Master, upon notice and prior Orders in this matter directing that a compliance hearing be set, alleging that the Respondents have failed to comply with the Special Master's order entered May 13, 2010. Pursuant to Section 162.09(1), *Florida Statutes*, and upon consideration of all matters presented and the file and record hereof, the Special Master finds and mitigates that Respondents failed to mow overgrown grass and weeds and maintain the property on a regular basis within the time frames set forth in the above Order. Respondents further failed to pay costs of \$219.38 as provided in the Order, and caused the Petitioner to incur additional costs of \$210.69 in bringing this action.

It is therefore ORDERED that the fine for non-compliance with prior orders is fixed at **\$5,600.00**, which represents fines for fifty-six days in violation. Respondents are ordered to pay this sum, together with costs previously ordered but unpaid and current case costs, for a total of **\$6,031.07**, to Petitioner within ten (10) days.

The aforementioned fine is for the violation that existed on the real property

ORIGINAL

70119 2250 0003 6552 4361

located at 7171 SW Bird St., Arcadia, Florida, in Desoto County, Florida, as described in the petition and orders filed in this case.

It is the order of the Special Master that the fine penalty imposed herein, absent satisfaction by payment within ten days of the date of this order, shall constitute a lien instanter against all real and personal property owned by Respondent(s) in Desoto County, Florida, pursuant to Section 162.09(3), *Florida Statutes*, Desoto County Land Development Regulation Section 11706 and Desoto County Resolution 2002-11. The unpaid sums shall bear interest at the legal rate until satisfied. The Clerk of Courts is thereupon directed to record a certified true copy of this order in the Official Records of Desoto County, Florida.

DONE AND ORDERED in Arcadia, Desoto County, Florida, this 18 day of August, 2010.



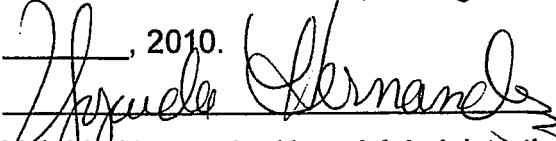
Paula J. Rhoads, Special Master

ATTEST:

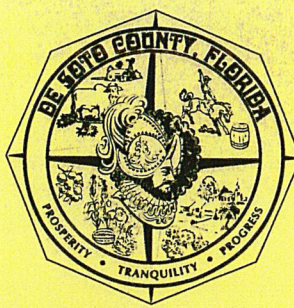


Betty Phillips/Transcribing Secretary

I hereby certify that a copy of the foregoing order has been furnished to the Desoto County Attorney, and to the Respondents, Lorne & Elizabeth Phillips by first class mail at PO Box 78, Ft. Ogden, FL 34267, on this the 24 day of Aug-

2010.


Yojaida Hernandez/ Legal Administrative Assistant



**DeSoto County
Code Enforcement**

201 E. Oak St., Suite 204
Arcadia, Florida 34266
Phone (863) 491-6165
Fax (863) 491-6163

Sales Receipt #

21113

NAME:

John Barry

DATE:

4-1-25

DESOTO COUNTY 8000
863-993-4800

***** R E P R I N T R E C E I P T *****

REC#: 00241440 4/01/2025 2:40 PM
OPER: SG TERM: 036
REF#:

TRAN: 9.1400 CE LIEN REDUCTION
CE 2010-014 Lorne Phillips
7171 SW Bird Rd
001-00003540010000
CODE ENFORCEMENT FI 250.00CR

TENDERED: 250.00 CASH
APPLIED: 250.00-

CHANGE: 0.00

Description	Amount
CODE ENFORCEMENT FINE	
EXCAVATION FEE	
CASE COST	
<i>Lien Reduction for</i>	<i>\$250.00</i>
<i>Lorne + Elizabeth Phillips</i>	
<i>CE-2010-014 / CE 14-0492</i>	
<i>Paid the Cash</i>	
Total	<i>250.00</i>

Payment Method	Check No
☒ Cash ☐ Check ☐ Credit Card	

Signature of person taking payment

[Signature]





04/02/2025 09:22

TOMMY TURNBULL
7171 SW BIRD RD



ZNVF-24073-2025 (7171 SW BIRD RD RD ARCADIA, FL)

ACTIVE HOLDS



Summary



Details



Location



Additional Info



Workflow



Linked Records



Holds (1)



Contacts (1)



Fees (1)



Bonds



Activities



Files



Print Documents



Conditions



Tasks



Internal Notes



Inspection Cases



ZNVF-24073-2025 • Zoning Verification

Location	Project	Apply Date	Work Class	Permit Status
7171 SW BIRD RD RD ARCADIA, FL		03/28/2025	Minor	On Hold

\$ 0.

Recent Workflow Activity



Last Completed Action: 4 days ago

Confirm Application Complete (Generic Action)



Current Action: 4 days ago

Zoning Verification Review (Receive Submittal)

Due: 05/12/2025

Waiting On:

1. Planning/Zoning (Ashley Taylor)



Next Action:

Issue Certificate (Generic Action)



Next Action:

Create/Link to Commercial Building Permit (Create Sub Permit)



Next Action:

Create/Link to Residential Building Permit (Create Sub Permit)

Workflow (

Permit Des

repair & extend s

	County Lien	Case #	Location	Recording Date	No. of Years as of 5/22/2025	Cost	Interest	Total Interest Accumulated	Total Cost & Interest
1	LORNE & ELIZABETH PHILLIPS	CE 2010-014	7171 SW BIRD ST	9/15/2010	14.69	\$6,031.07	\$603.11	\$8,859.69	\$14,890.76
2	INSTR #201014007637		PARCEL # 25-39-23-036600800030						
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23									
24									
25									

Total	\$6,031.07	\$603.11	\$8,859.69	\$14,890.76
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