

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-1031

CE 24-1031

SILVERA BARBARA & JAMES RUBY ET AL TIC

Respondents,

TO: SILVERA BARBARA & JAMES RUBY ET AL TIC
96 PARK PLACE ESTATE
ARCADIA FL 34266

RE: 1028 SW SPRING AVE, ARCADIA FL 34266

AMENDED NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Non-Compliance, (copy attached) alleging that you have failed to comply with the order entitled FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered on May 28, 2025, and previously provided to you by mail.

The Special Master hearing has been set for October 28, 2025 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.

If you have cleared the violation by the time stated in the Final Order dated on June 12, 2025, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be canceled, and you will not be required to appear.

IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.

Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.

If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing. If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.

In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.

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

If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.

If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.

If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

You may come with or without an attorney.

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

CERTIFICATE OF SERVICE

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

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

Code Enforcement Case: CE-24-1031

Entered on: 12/13/2024 11:22 AM

Printed on: 10/01/2025

Topic: Occupied Vehicle / RV

Status: Open - Pending Lien Hearing

Due Date: 10/01/25

Assigned To: Thomas Turnbull

Initiated by: Other

Area #: RMF-M

Hearing Date: 10/28/2025

Hearing Time: 11:00 am

SM Case No: 24-1031

Permit

Permit #:	Business name:	License #:
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Property Location

Occupant Name:

Address: 1028 SW SPRING AVE , 34266

Phone:

Cell #:

APN : 01-38-24-0220-0010-0080

Owner Information

Owner Name: SILVERA BARBARA &

Address: JAMES RUBY ET AL TIC

96 PARK PLACE ESTATES

ARCADIA, FL 34266

Phone:

Cell #: 863-441-6444

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	12/12/2024	3:04 pm	Request 4882-CARL CITY CODE ENFORCEMENT - Debris/ trailer.
Inspection / Site Visit	Thomas Turnbull	12/13/2024	9:28 am	There is a RV trailer and junk and debris on the property. Took photos.
Notice of Violation	Thomas Turnbull	12/16/2024	7:46 am	> Inspection Time:9:28 am, Send to (Owner - Cert no=9589071052700462268106), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	12/16/2024	9:08 am	Posted the N2C and mail out the letter, took photos.
Phone Call	Thomas Turnbull	12/20/2024	8:18 am	They call and they will work on have the people remove from the property. Her phone number is 863-441-6444
Return Receipt Received	Sarah Milstead	12/30/2024	1:34 pm	Green card received back into office.
Inspection / Site Visit	Thomas Turnbull	01/31/2025	12:06 pm	The RV trailer is still on the property, took photo. Will turn into the next Special Master Hearing.
Inspection / Site Visit	Thomas Turnbull	02/20/2025	9:42 am	The RV trailer is still there, and the trailer of junk is back. took photos.
Case Notes	Thomas Turnbull	03/10/2025	2:35 pm	Will need turn into special master hearing.
Inspection / Site Visit	Thomas Turnbull	03/28/2025	9:42 am	The RV trailer and the debris are still on the property. Took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	03/28/2025	1:38 pm	Turn in for review
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	03/28/2025	2:08 pm	Please prepare an affidavit of violation and Notice of Mandatory Hearing for May 22, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
SM Affidavit of Violation	Thomas Turnbull	03/28/2025	3:31 pm	> Instrument No:Book 314 & Page 059,
Notice of Mandatory Hearing	Thomas Turnbull	03/28/2025	3:36 pm	Send to (Owner - Cert no=9589071052700462269219)

Proof of Posting	Thomas Turnbull	03/28/2025 3:42 pm	Send to (Owner - Cert no=9589071052700462269219)
Submitted for entry into Legistar	Thomas Turnbull	03/31/2025 7:38 am	Turn in for Legistar
Entered into Legistar for Hearing Agenda	Jill Kersey	03/31/2025 3:03 pm	
Phone Call	Thomas Turnbull	04/25/2025 12:36 pm	Talk with Towanda, called and talked about the RV trailer and debris.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	04/28/2025 10:23 am	Posted the Notice for the hearing, took photos.
Return Receipt Received	Sarah Milstead	04/29/2025 12:24 pm	Green card received back into office. (Owner).
Inspection / Site Visit	Thomas Turnbull	05/07/2025 9:27 am	They are still in violation, took photo.
Inspection / Site Visit	Thomas Turnbull	05/14/2025 9:09 am	They are still in violation, took photo.
Inspection / Site Visit	Thomas Turnbull	05/21/2025 8:43 am	They are still in violation, took photo.
Special Master Hearing	Thomas Turnbull	05/22/2025 11:00 am	Not present. In violation. Correction violation within 15 days of order. A 2-years C&D. Non-Compliance fine up to &250.00 per day, per violation. Case cost \$23.02 to be paid in 15 days of order.
Special Master Facts and Findings	Thomas Turnbull	05/30/2025 12:06 pm	The order was signed on 5/28/2025. A 2-years C&D that start 5/28/2025 and end 5/28/2027. Mail out the order.
Return Receipt Received	Sarah Milstead	06/09/2025 1:12 pm	Green card received back into office.
Inspection / Site Visit	Thomas Turnbull	06/13/2025 10:39 am	They are still in violation and have not paid the case cost. Took photo.
Inspection / Site Visit	Thomas Turnbull	06/26/2025 9:33 am	The RV trailer is still there, and the debris was removed. They have not paid the case cost. Took photo.
Case Cost Paid in Full	Thomas Turnbull	07/01/2025 12:16 pm	They paid the case cost in full, \$23.02
Inspection / Site Visit	Thomas Turnbull	07/10/2025 9:24 am	The RV trailer is still on the property. Took photo.
Inspection / Site Visit	Thomas Turnbull	07/17/2025 8:55 am	The RV trailer is still on the property, took photo.
Submitted for Special Master Review and approval	Thomas Turnbull	07/17/2025 12:45 pm	Turn in for review for a Lien Hearing
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	07/17/2025 1:55 pm	Please prepare a Notice of Mandatory Imposition of Lien Hearing and Proof of Posting for September 23, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Notice of Mandatory Imposition of Lien Hearing	Thomas Turnbull	07/17/2025 2:03 pm	Send to (Owner - Cert no=9589071052700462269875)
Proof of Posting	Thomas Turnbull	07/17/2025 2:10 pm	Send to (Owner - Cert no=9589071052700462269875)
Submitted for entry into Legistar	Thomas Turnbull	07/17/2025 2:19 pm	Turn into Legistar for Lien Hearing
Entered into Legistar for Hearing Agenda	Jill Kersey	07/18/2025 11:37 am	
Mail and Post Notice of Lien Hearing	Thomas Turnbull	07/23/2025 10:19 am	Posted the notice for the Lien Hearing and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	09/02/2025 8:54 am	The RV trailer is still on the property, took photo.
Inspection / Site Visit	Thomas Turnbull	09/08/2025 9:23 am	The RV trailer is still on the property, took photo.
Inspection / Site Visit	Thomas Turnbull	09/16/2025 8:59 am	The RV trailer is still on the property, took photo.
Inspection / Site Visit	Thomas Turnbull	09/22/2025 8:31 am	The RV trailer is still on the lot, took photo.
Case Notes	Sharon Gray	09/23/2025	During the Special Masters Hearing a writ of possession was provided and she said that she will be in the 10th of October to pay the \$90.00. This case was continued. Please give her a call.

Special Master Hearing	Thomas Turnbull	09/23/2025 11:00 am	The case was continued.
Inspection / Site Visit	Thomas Turnbull	10/01/2025 8:53 am	They are still in violation with the RV trailer, took photo.
Notice of Mandatory Imposition of Lien Hearing	Thomas Turnbull	10/01/2025 11:47 am	Send to (Owner - Cert no=9589071052702678572473)

<i>Violations</i>				
#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-97 (b) - Parking and Storage of Certain Vehicles and Trailers Corrections Required:Remove the unauthorized travel trailer for 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	
3	LDR Sec. 20-661 - Accessory dwelling units Corrections Required:Cease the occupancy of the un-permitted accessory dwelling and contact this office for more information		Open	

<i>Additional Addresses</i>				
Address Type:Complainant Name:CARL CITY CODE ENFORCEMENT Address: Phone:(863) 494-4114 Cell #:				

<i>Fees</i>				
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	05/22/2025	23.02		Case cost
Case Cost - Paid in Full	07/01/2025		23.02	Paid cash, in full.
		23.02	23.02	

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

**IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR DESOTO COUNTY, FLORIDA**

RUBY JAMES,
Plaintiff(s).

vs.

CASE NO.: 2025 CC 248

BILLY GRANT,
Defendant(s).

FINAL JUDGMENT FOR UNLAWFUL DETAINER

THIS CAUSE coming before the Court upon Complaint for Unlawful Detainer, and the Court being fully advised in the premises, it is

ORDERED AND ADJUDGED

That a Final Judgment be and the same is hereby entered in favor of the Plaintiff(s), **RUBY JAMES**, against the Defendant(s), **BILLY GRANT**, for possession of the following described property:

1028 SW SPRING AVENUE
ARCADIA, FL 34266

for which let Writ of Possession issue.

DONE AND ORDERED this ____ day of August 2025, in DeSoto County, Florida.



CERTIFIED
TO BE A TRUE COPY
NADIA K. DAUGHTREY, CLERK
BY [Signature] D.C.
DATE 8/21/25

[Signature]
eSigned by GUY FLOWERS, County Judge 08/21/2025 14:37:50 kr8lbt78
GUY A. FLOWERS
COUNTY JUDGE

Copies furnished to:
Plaintiff, 1028 SW SPRING AVENUE, ARCADIA, FL 34266
Defendant, 1028 SW SPRING AVENUE, ARCADIA, FL 34266

ORIGINAL

IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN SAID FOR DESOTO COUNTY, FLORIDA

RUBY JAMES

PLAINTIFF.

VS.

CASE NO. 2025CC248

BILLY GRANT

DEFENDANT.

WRIT OF POSSESSION

TO STATE OF FLORIDA:

To all and singular the sheriffs of said State:

In accordance with the Final Judgment entered herein, you are hereby commanded to remove the above-named defendant(s) and all other parties in possession from the following described property:

1028 SW SPRING AVE
ARCADIA, FL 34266

and put the above named Plaintiff in possession of it, after twenty-four (24) hours of the notice conspicuously being posted on the premises.

DATED 21ST of AUGUST 2025

NADIA K. DAUGHTREY
CLERK OF COURTS

(Court seal)



By: _____

Deputy Clerk



10/01/2025 08:53

TOMMY TURNBULL
1028 SW SPRING AVE



09/22/2025 08:31

TOMMY TURNBULL
1028 SW SPRING AVE

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-1031

CE 24-1031

SILVERA BARBARA & JAMES RUBY ET AL TIC

Respondents,

TO: SILVERA BARBARA & JAMES RUBY ET AL TIC
96 PARK PLACE ESTATES
ARCADIA FL 34266

RE: 1028 SW SPRING AVE, ARCADIA FL 34266

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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

Special Master Mandatory Imposition of Lien Hearing Checklist

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

✓ or N/A	Respondents Name <u>Silvera Barbara + James Ruby</u> Case #: <u>24-1031</u> Site address <u>1028 sw Spring Ave</u> Respondent's Mailing Address <u>96 Park Place Estate Arcadia</u>
✓	Case Notes in date order
✓	Case Cost for Lien Hearing to date
✓	Copies of receipts, if any, for any payments of or towards initial case cost
✓	Property card after being verified
✓	Tax Record after being verified
✓	Deed Information after being verified
✓	Complaint/Request
✓	Affidavit of Non-Compliance
✓	Copy of Facts and Finding from the original Special Master Hearing
✓	Photographs of site visits in support of the case
N/A	Any correspondence to or from the Respondent or the Respondent's representative
N/A	Additional documentation that will be referenced or presented during the Mandatory Imposition of Lien Hearing (IE: Division of corporate information, Certificate of Use from Planning and Zoning, copies of permits, Right-of-Way (R.O.W.) forms, etc.)
Information: <i>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)</i>	
_____ Only the following violations will be referenced on the Notice of Mandatory Imposition of Lien Hearing: _____ _____ _____	
_____ Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.	
_____ Will need an Affidavit of posting	
Special Instructions <u>R.V. Still on Property/but they Paid Case Cost</u>	

Officers' Name: Tommy Turnbull

For Special Master Hearing on: 9/23/25
Date

Reviewed by: [Signature]

Date: 7/17/25

SMCE 24-1031

CODE ENFORCEMENT CASE

CASE NUMBER: 24-1031

Name	SILVERA BARBARA & JAMES RUBY ET AL TIC
Property Address	1028 SW SPRING AVE
Zoning	RMF-M
Violation (1)	LDR 20-97 PARKING & STORAGE
Violation (2)	0

CASE NOTES

5/22/2025	SPECIAL MASTER HEARING
5/30/2025	ORDER WAS SIGNED ON 5/28/2025
6/13/2025	SITE VISIT IN VIOLATION TOOK PHOTO
6/25/2025	SITE VISIT IN VIOLATION TOOK PHOTO
7/10/2025	SITE VISIT IN VIOLATION TOOK PHOTO
7/17/025	SITE VISIT IN VIOLATION TOOK PHOTO
7/17/2025	TURN IN FOR LIEN REVIEW

Special Master Order

_____	Violation founded	Owner Present	_____
_____	Days in violation	per day fine	_____
_____	Lien	Previous case cost	_____
_____	Total lien cost	Current case cost	\$ 23.88
Cost of \$ _____ to be paid in _____ days.			

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per photo	20	\$	3.00
SERVICE	Number of Certified letters @ \$6.73 per letter	1	\$	10.44
LEGAL SERVICE	Number of Certified letters @ \$6.95 per letter	1	\$	10.44
	DAYS	PENALTY	\$ 23.88	
Non compliant days		34	\$ 250.00	\$ 8,500.00
Previous SM Case costs			\$	-
Affadavit/hearing days			\$	-
X	PROPERTY CARD	TOTAL	\$ 8,523.88	
X	TAX RECORD			
X	DEED			
		Accepted	Rejected	
12/30/2024	N2C GREEN CARD RETURN DATE	X		
	HEARING GREEN CARD RETURN DATE			

Code Enforcement

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Notice

DESO TO COUNTY BOCC
863-993-4800

RECH: 00244574 7/01/2025 12:16 PM
OPER: SG TERM: 036
REF#:

TRAN: 9.1000 CODE ENF CASE COST
CE 24-1031 Sillvera & James
1028 SW Spring Ave
001-00003540010000
CODE ENFORCEMENT FI 23.03CR

TENDERED: 30.00 CASH
APPLIED: 23.03-

CHANGE: 6.97

DESO TO COUNTY BOCC
863-993-4800

RECH: 00244574 7/01/2025 12:16 PM
OPER: SG TERM: 036
REF#:

TRAN: 9.1000 CODE ENF CASE COST
CE 24-1031 Sillvera & James
1028 SW Spring Ave
001-00003540010000
CODE ENFORCEMENT FI 23.03CR

TENDERED: 30.00 CASH
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DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 7/10/2025

Parcel: 01-38-24-0220-0010-0080 (9880)

Owner & Property Info

Result: 4 of 4

Owner	SILVERA BARBARA ESTATE & JAMES RUBY ET AL TIC 96 PARK PLACE ESTATES ARCADIA, FL 34266		
Site	1028 SW SPRING AVE, ARCADIA		
Description*	LINCOLN TERRACE LOT 8 BLK 1 OR 117/464 OR 314/59		
Area	0:11 AC	S/T/R	01-38-24
Use Code**	VACANT (0000)	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	\$2,500	Mkt Land	\$2,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,500	Just	\$2,500
Class	\$0	Class	\$0
Appraised	\$2,500	Appraised	\$2,500
SOH/10% Cap	\$80	SOH/10% Cap	\$0
Assessed	\$2,500	Assessed	\$2,500
Exempt	\$0	Exempt	\$0
Total	county:\$2,420	Total	county:\$2,500
Taxable	other:\$2,420 school:\$2,500	Taxable	other:\$2,500 school:\$2,500

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

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/10/1993	\$100	314 / 059	QC	V		

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	1.000 UT (0.110 AC)	1.0000/1.0000 1.0000/ /	\$2,500 /UT	\$2,500	RMF-M

* 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

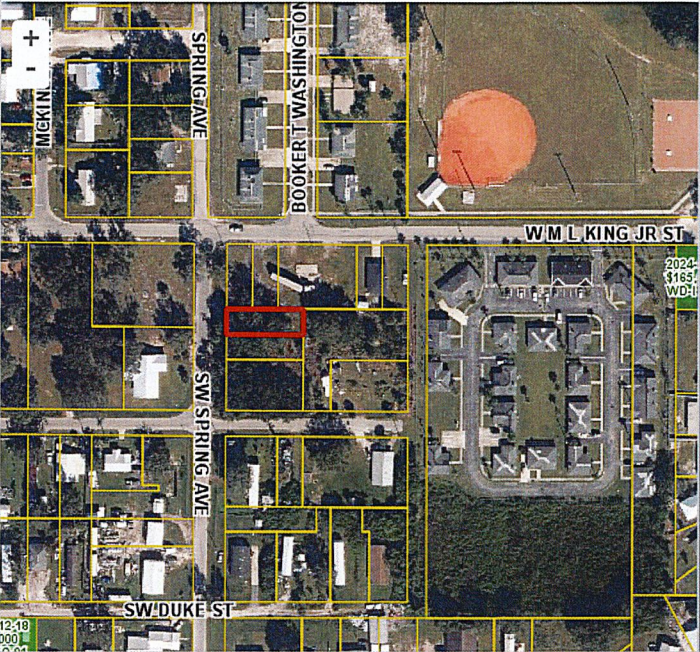
© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

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: 7/10/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



Search Result: 4 of 4

01-38-24-0220-0010-0080

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 891600 2024

R 01-38-24-0220-0010-0080

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$19.04
COUNTY LAW ENF	.0024399	\$6.10
SCHOOL LRE	.0030960	\$7.74
SCHOOL DISC	.0022480	\$5.62
SOUTHWEST WATER MGMT	.0001909	\$0.48
TOTAL AD-VALOREM:		\$38.98

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE	\$38.00
Asmt - HARLEM HEIGHTS	\$15.00
TOTAL NON-AD VALOREM:	\$53.00

COMBINED TAXES & ASMTS: **\$91.98**

DISCOUNT: **\$0.00**

UNPAID BALANCE: **\$0.00**

**SILVERA BARBARA &
JAMES RUBY ET AL TIC
96 PARK PLACE ESTATES
ARCADIA , FL 34266**

0.110 ACRES
LINCOLN TERRACE
LOT 8 BLK 1
OR 117/464 OR 314/59

FAIR MKT VALUE **\$2,500.00** DIST **7**

ASSESS **\$2,500.00** EXEMPT VALUE **\$0.00**

TAXABLE VALUE **\$2,500.00**

**** PAID ****

Exemptions:

Last Payment: 01/17/2025 **Receipt Number:** 303050

Property Address:
1028 SW SPRING AVE ARCADIA 34266

Amount Collected: \$90.14 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
013824022000100080	R	2024	\$38.98	\$53.00	1/17/2025	\$90.14	\$0.00
013824022000100080	R	2023	\$38.85	\$53.00	3/1/2024	\$90.93	\$0.00
013824022000100080	R	2022	\$36.92	\$53.00	11/8/2022	\$86.32	\$0.00
013824022000100080	R	2021	\$33.99	\$53.00	12/20/2021	\$84.38	\$0.00
013824022000100080	R	2020	\$34.29	\$53.00	11/12/2020	\$83.80	\$0.00
013824022000100080	R	2019	\$34.55	\$53.00	2/11/2020	\$86.67	\$0.00
013824022000100080	R	2018	\$34.71	\$53.00	3/22/2019	\$87.71	\$0.00
013824022000100080	R	2017	\$33.72	\$43.00	3/9/2018	\$76.72	\$0.00
013824022000100080	R	2016	\$34.34	\$43.00	2/17/2017	\$76.57	\$0.00
013824022000100080	R	2015	\$36.82	\$45.00	2/18/2016	\$81.00	\$0.00
013824022000100080	R	2014	\$33.57	\$45.00	12/1/2014	\$75.43	0.00

THIS INSTRUMENT PREPARED BY:

David P. Carlton
BROWN, WALDRON & CARLTON
124 North Brevard Avenue
Arcadia, FL 33821
(813) 494-4323

PARCEL NUMBER:

01-38-24-0220-0010-0080
36-37-24-0218-0010-0140
01-38-24-0220-0020-0060
36-37-24-0218-0010-0120

Grantee: JOE HARRISON

S.S.#: _____

FILED AND RECORDED

DATE 05/18/93 TIME 12:52

Grantee: RUBY JAMES

S.S.#: _____

DELMA ALLEN CLERK
CO:DESOTO ST:FL

Grantee: BARBARA SILVERA

S.S.#: _____

DOC STAMPS .70
INTANG TAX .00 *Kille*

Grantee: LARRY GRAHAM

S.S.#: _____

RECORD VERIFIED
BY *K. McHargue* DC

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 10th day of May, 1993, by ARIE LEE GRAHAM, a/k/a ARIE GRAHAM, a divorced woman, whose mailing address is Route 8, Box 750, Arcadia, Florida 33821, "first party" to JOE HARRISON, whose mailing address is 6220 43rd Street, Tampa, Florida 33610 and RUBY JAMES, whose mailing address is 2623 Grand Avenue, Bronx, New York and BARBARA SILVERA whose mailing address is Route 8, Box 625, Arcadia, Florida 33821 and LARRY GRAHAM whose mailing address is Route 8, Box 750, Arcadia, Florida 33821 as tenants in common, second parties":

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second parties, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim to second parties forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of DeSoto, State of Florida, to-wit:

Lot 8, Block 1, LINCOLN TERRACE, being a Re-subdivision of Blocks 1 and 2, Hendry's Subdivision, according to the map or plat thereof recorded in Plat Book 6, Page 33, of the Public Records of DeSoto County, Florida.

AND

Lot 14, Block 1, LINCOLN PARK SUBDIVISION, Section 36, Township 37, Range 24.

AND

Lots 6 and 7 of Block 2 of LINCOLN TERRACE SUBDIVISION; a re-subdivision of Blocks 1 and 2 of Hendry's Addition in Section 1, Township 38 South, Range 24 East, according to plat thereof recorded in the office of the Clerk of the Circuit Court of DeSoto County, Florida.

AND

Lots 12 and 13 of Block One, LINCOLN PARK SUBDIVISION, Arcadia, Florida, according to the plat thereto recorded in Plat Book 5, Page 73, Public Records of DeSoto County, Florida.

Subject to reservations, restrictions and easements of record in the Public Records of DeSoto County, Florida.



THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION.
NO EXAMINATION OF TITLE WAS REQUESTED OR MADE, AND THE
SCRIVENER ASSUMES NO RESPONSIBILITY FOR TITLE OR
DESCRIPTION PROBLEMS.

Said first party reserves to herself the exclusive possession,
use, and enjoyment of the rents, issues and profits of the above-
granted premises for and during the natural lifetime of said first
party.

TO HAVE AND TO HOLD the same together with all and singular
the appurtenances thereunto belonging or in anywise appertaining,
and all the estate, right, title, interest, lien, equity and claim
whatsoever of the said first party, either in law or equity, to the
only proper use, benefit and behoof of the said second parties
forever.

IN WITNESS WHEREOF, the said first party has signed and sealed
these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

David P. Carlton, Witness

David P. Carlton, Witness

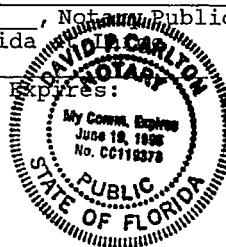
ARIE LEE GRAHAM L.S.

STATE OF FLORIDA:
COUNTY OF DESOTO:

The foregoing instrument was subscribed before me this ____
day of May, 1993, by ARIE LEE GRAHAM, who is personally known to me
~~or who has produced~~ _____ as
identification, and who did not take an oath.

RETURN TO:
David P. Carlton
124 N. Brevard Ave.
Arcadia, FL 33821

David P. Carlton, Notary Public
State of Florida
Commission # _____
My Commission Expires: _____



Customer Information

Name: CARL CITY CODE
ENFORCEMENT
Address:

Phone: (863) 494-4114
Alt. Phone:
Email:

Request Classification

Topic: Accumulation of
Garbage / Refuse

Request type: Complaint

Status: Closed

Priority: Normal

Assigned to: Thomas Turnbull

Entered Via: Phone

Property Address: 1028 SW Spring
Ave

Time of Day:

Property APN: 01-38-24-0220-0010-0080

Retention Disposition Date

Date File Scanned into DocuShare:

Description

Debris/ trailer.

Reason Closed

Turn into a code case, number CE 24-1031

Date Expect Closed: 12/22/2024

Date Closed: 12/13/2024 11:23 AM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

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

AFFIDAVIT OF NON-COMPLIANCE

The undersigned Thomas Turnbull hereby notifies the Special Master that the previous order of the Special Master (CE 24-1031) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

Description of non-compliance/violation(s) continuing from the previous Special Master Order:

1. LDR 20-97 (b) PARKING & STORAGE

Dates of violation:

From June 13, 2025 the date set for compliance (or the date of the most recent prior inspection)

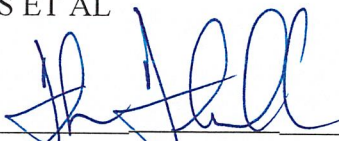
To July 17, 2025 the date of my last inspection equals: **(34) thirty-four day in violation, with (1) one violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$0.00**

The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

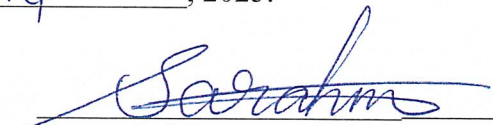
Case Name BARBARA SILVERA & RUBY JAMES ET AL

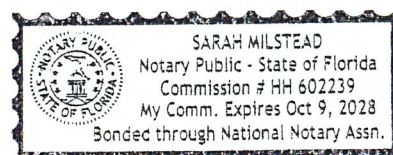
Case # CE 24-1031


Thomas Turnbull/Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF DESOTO

Before me, a notary public in and for said county and state, appeared Thomas Turnbull, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and signed this 17th day of July, 2025.


Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,
Petitioner, _____

vs.

Case Number CE-24-1031

BARBARA SILVERA & RUBY JAMES ET AL

Respondent
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by ROBERT H. BERNTSSON, Esquire, Special Master, on May 22, 2025, upon Notice of Violation filed against the Respondents. The Respondents were not present at the hearing. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusion of law.

FINDINGS OF FACT

1. The Respondents own and/or occupy the following real property located in DeSoto County, Florida, to wit:

Parcel I.D # 01-38-24-0220-0010-0080

as described by Book 933 & Page 204 in the Official Records of DeSoto County, Florida and more commonly-known as 1028 SW SPRING AVE, ARCADIA.

2. At all times material hereto, the subject real property was zoned RMF-M.

3. On December 13, 2024, an inspection was conducted of the subject property resulting in the finding that the property was in violation of Section 11-302 of the County's Code of Ordinances which prohibits unauthorized dumping and

accumulation of garbage, refuse, rubbish, junk, debris, derelict vehicles, scrap building materials, or any obnoxious material of any kind, as well as in violation of Section 20-97(b) prohibiting the parking and storage of recreational vehicles and other certain vehicles as described therein. Subsequent inspections through May 21, 2025 showed the violations remained.

4. The County has alleged that the Respondents have violated Sections 11-302 and 20-97(b) of the County's Code of Ordinances which prohibits these conditions.

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

CONCLUSIONS OF LAW

6. Respondents by these acts, conduct, or omissions have created or allowed conditions which are in violation of Section 11-302 and 20-97(b) of the County's Code of Ordinances.

ORDER

Respondents are hereby ordered to:

- A. Cease and Desist for a period of two (2) years, from any future violations of Section 11-302 and 20-97(b) of the DeSoto County's Code of Ordinances
- B. Within 15 days of the date of this Order, do all acts necessary to correct the violations which include removing all garbage, refuse, rubbish, junk, and debris from the property, as well as the travel trailer.

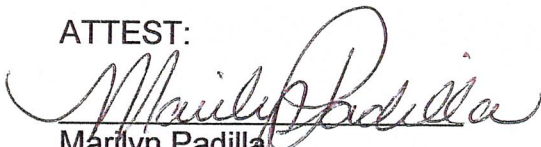
- C. Pay costs in the amount of \$23.03 which are assessed against the Respondents in this cause and are payable within 15 days of the date of this Order.
- D. Failure to comply with any provision of this Order shall subject the Respondents to a fine up to \$250.00 per day, per violation, for each day such violation shall be shown to exist in the future. This fine may become a lien upon Respondents' property pursuant to Section 162.09, Florida Statutes.
- E. The Special Master hereby reserves jurisdiction to issue further orders as may be proper and necessary in this cause, including but not limited to an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED this 28th day of May, 2025.



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

ATTEST:



Marilyn Padilla
Transcribing Secretary

Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201, Arcadia Florida 34266 and _____

Respondent:

Barbara Silvera & Ruby James, et al, 1028 SW SPRING AVE ARCADIA, FL 34266

on this 30 day of May, 2025.

By: 
Sarah Milstead
Administrative Assistant



07/17/2025 08:55

TOMMY TURNBULL
1028 SW SPRING AVE



07/10/2025 09:24

TOMMY TURNBULL
1028 SW SPRING AVE



06/26/2025 09:33

TOMMY TURNBULL
1028 SW SPRING AVE



06/13/2025 10:39

TOMMY TURNBULL
1028 SW SPRING AVE