

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0429

Claydon James Donald III

Respondents,

TO: Claydon James Donald III
11347 SW Crenshaw Ave
ARCADIA FL 34269

RE: 11879 SW Lake George Terr, ARCADIA FL 34269

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

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

CERTIFICATE OF SERVICE

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

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052701588386972

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0429

Claydon James Donald III

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: Claydon James Donald III, 11347 SW Crenshaw Ave, ARCADIA FL 34269.

1. An inspection on September 11, 2025, Code Enforcement Officer visited your property located at 11879 SW Lake George Terr, ARCADIA FL 34269 described and zoned as: RMF-M

DeSoto County Tax Parcel Number #29-39-23-0362-00B0-0730 more particularly described by deed or instrument number #202414006543 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Overgrown.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1616 (a)(5) (e), copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated August 22, 2025 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Mow and maintain 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 _____ day of _____, _____ Affiant is personally known to me.

Notary Public

Special Master Mandatory Hearing Case Checklist

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

J or N/A	Respondents Name <u>Claydon James Donald III</u>	Case # <u>25-0429</u>
	Site Address <u>11879 SW Lake George Ter</u>	
	Respondent's Mailing Address <u>11347 SW Crenshaw Ave</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 green card attached if unclaimed	
/	Copy of Notice to Correct that was posted and sent by regular Mail	
/	Photograph of posting, if applicable	
/	Affidavit of posting or hand delivery	
/	Photographs of site visits in support of the case	
N/A	Any correspondence to or from the Respondent or the Respondent's representative	
N/A	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)

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

_____ Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.
_____ Will need an Affidavit of posting

Special Instructions

Property is overgrown

Officers' Name Tommy Turnbull

Special Master Hearing on: 10/28/25

Reviewed by: [Signature]

Date: 8/11/25

SMCE 25-0429

Code Enforcement Case: CE-25-0429

Entered on: 08/21/2025 1:23 PM

Printed on: 09/11/2025

Topic: Overgrown grass, weeds, bushes

Status: Open - Turn in for SM

Due Date: 09/11/25

Assigned To: Thomas Turnbull

Initiated by: Citizen

Area #: RMF-M

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 11879 SW Lake George Terr , 34269

Phone:

Cell #:

APN : 29-39-23-0362-00B0-0730

Owner Information

Owner Name: Claydon James Donald III

Address: 11347 SW Crenshaw Ave

Arcadia, FL 34269

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	08/18/2025	11:19 am	Request 5509-FOLEY RAY - Overgrown grass.
Inspection / Site Visit	Thomas Turnbull	08/21/2025	9:29 am	The property is overgrown, took photos.
Notice of Violation	Thomas Turnbull	08/22/2025	7:49 am	> Inspection Time:9:29 am, Send to (Owner - Cert no=9589071052703206300766), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	08/22/2025	9:34 am	Posted the N2C and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	09/03/2025	10:14 am	The property is still overgrown, Took photo.
Inspection / Site Visit	Thomas Turnbull	09/11/2025	10:22 am	The property is still overgrown, took photo.
Submitted for Special Master Review and approval	Thomas Turnbull	09/11/2025	3:11 pm	Turn in for review, for special master hearing

Violations

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open	

Additional Addresses

Address Type:Complainant

Name:FOLEY RAY

Address:11902 SW LAKE GEORGE TERR

ARCADIA, FL 34266

Phone:(941) 875-4866 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per copy	20	\$	3.00
SERVICE	Number of Certified letters @ \$10.44 per letter	1	\$	10.44
LEGAL SERVICE	Number of Certified letters @ \$10.44 per letter	1	\$	10.44
TOTAL			\$	23.88

X	PROPERTY CARD
X	TAX RECORD
X	DEED

		Accepted	Rejected
	N2C GREEN CARD RETURN DATE		
	HEARING GREEN CARD RETURN DATE		

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 9/4/2025

Parcel: << 29-39-23-0362-00B0-0730 (2895) >>

Owner & Property Info

Result: 2 of 2

Owner	CLAYDON JAMES DONALD III 11347 SW CRENSHAW AVE ARCADIA, FL 34269		
Site	11879 SW LAKE GEORGE TERR, ARCADIA		
Description*	SPRING LAKE ADD TO DESOTO PEACE RIVER HEIGHTS LOT 73 BLK B -R 345/803 INST:202414006543		
Area	0.172 AC	S/T/R	29-39-23
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

2024 Certified Values		2025 Preliminary Values	
Mkt Land	\$9,000	Mkt Land	\$9,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$3,459	XFOB	\$3,421
Just	\$12,459	Just	\$12,421
Class	\$0	Class	\$0
Appraised	\$12,459	Appraised	\$12,421
SOH/10% Cap	\$2,722	SOH/10% Cap	\$0
Assessed	\$12,459	Assessed	\$12,421
Exempt	\$0	Exempt	\$0
Total	county:\$9,737	Total	county:\$12,421
Taxable	other:\$9,737 school:\$12,459	Taxable	other:\$12,421 school:\$12,421

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
8/28/2024	\$14,800	202414006543	TX	I	U	11
4/18/1995	\$100	345 / 803	QC	I	U	
12/1/1985	\$21,500	219 / 096	WD	I	Q	
3/1/1981	\$15,000	171 / 1078	WD	I	Q	
7/1/1979	\$16,500	154 / 354	WD	I	Q	

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
1775	MH-CONN	1975	\$2,850.00	1.00	0 x 0
1992	SHED-FS	1985	\$160.00	80.00	10 x 8
0855	RSD CONC SLAB	1975	\$211.00	108.00	12 x 9
0850	CONCR SLAB	1975	\$200.00	308.00	22 x 14

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	1.000 LT (0.172 AC)	1.0000/1.0000 1.0000/ /	\$9,000 /LT	\$9,000	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

Search Result: 2 of 2

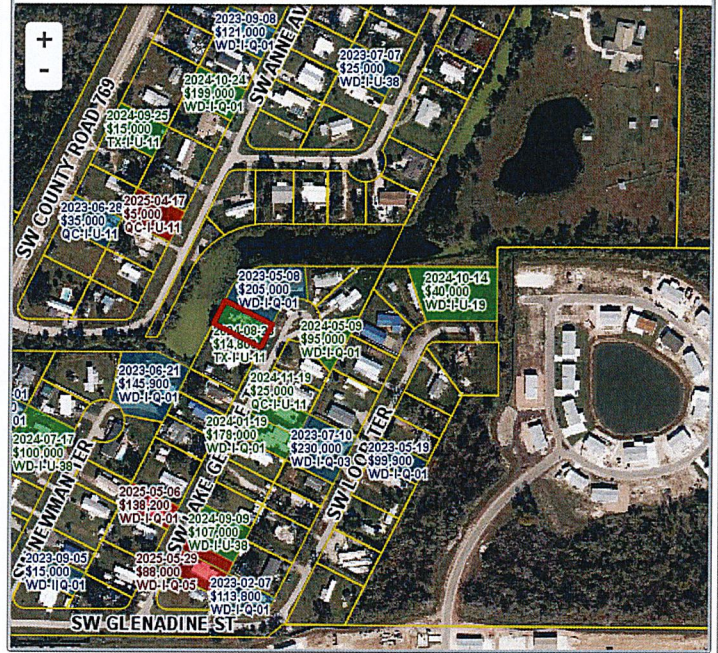
© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

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: 9/4/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



CLAYDON JAMES DONALD III
11347 SW CRENSHAW AVE
ARCADIA, FL 34269

2025

29-39-23-0362-00B0-0730

[illegible]

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 263500 2024 PROPERTY # R 29-39-23-0362-00B0-0730

Real Estate TAX/NOTICE RECEIPT FOR DESOTO COUNTY

* CERTIFICATE SOLD *

Sale Date 06/01/2025
Certificate# 158
Certificate Holder 9993124
Interest Rate 15.75
Original Amount \$277.00

CLAYDON JAMES DONALD III
11347 SW CRENSHAW AVE

ARCADIA , FL 34269

Interest Amount \$14.54
Fees \$6.25

SPRING LAKE ADD TO DESOTO
PEACE RIVER HEIGHTS
LOT 73 BLK B
~R 345/803

UnPaid Balance **\$297.79**

TAXABLE VALUE **\$9,737.00**

Exemptions:

Property Address:
11879 SW LAKE GEORGE ARCADIA 34269

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2024	R	263500-I	\$277.00	\$20.79	\$297.79	158 I
			Total Due		\$297.79	



Tax deed file number: **24-12-TD**
Parcel ID number: **29-39-23-0362-00B0-0730**

DR-506 R. 04/16
RULE 12D-16.002
Florida Administrative Code
Eff. 04/16

TAX DEED

Inst: 202414006543 Date: 08/30/2024 Time: 11:20AM
Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 103.60

DeSoto County, Florida

Tax Certificate numbered **155/22** issued on **JUNE 1, 2022** was filed in the office of the tax collector of **DESOTO** County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the **28TH** day of **AUGUST 2024**, the land was offered for sale. It was sold to **JAMES DONALD CLAYDON III** address **11347 SW CRENSHAW AVE, ARCADIA, FL 34269** the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, are situated in this County and State.

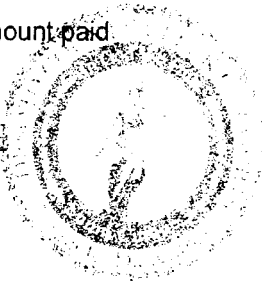
Description of Land: **LOT 73, BLOCK B, SPRING LAKES ADDITION TO DESOTO PEACE RIVER HEIGHTS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 14, OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA.**

On **AUGUST 28, 2024**, in **DESOTO** County, Florida, for the sum of **(\$14,800.00)**

FORTEEN THOUSAND EIGHT HUNDRED DOLLARS AND 00/100 Dollars, the amount paid required by law.

Witnesses:

Whitmore *Nadia K Daughtrey*
Rhona Brantley
Clerk of Court
DESOTO County, Florida

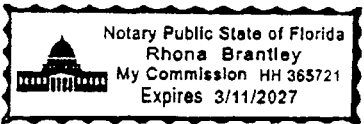


DESOTO, County, Florida

On this **28TH** day of **AUGUST 2024** before me personally appeared **NADIA K DAUGHTREY**, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Rhona Brantley





**PUBLISHER’S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

07/10/24, 07/17/24, 07/24/24, 07/31/24

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 31st day of
July, 2024

(Signature of Notary Public)



Personally known X OR Produced Identification

**NOTICE OF APPLICATION
FOR TAX DEED**

Notice is hereby given that **FIG 20 LLC FBO SEC PTY** holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number, the description of the property, and the names in which it was assessed are as follows:

Certificate Number: #155/22
Issuance Date: JUNE 1, 2022
Tax Deed File Number 24-12-TD

Description of Property:
LOT 73, BLOCK B, SPRINGLAKES
ADDITION TO DESOTO PEACE
RIVER HEIGHTS, A SUBDIVISION
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
PLAT BOOK 9, PAGE 14, OF THE
PUBLIC RECORDS OF DESOTO
COUNTY, FLORIDA.
Property Address: 11879 SW
LAKE GEORGE TERR

Names in which assessed:
DARLENE M MURPHY, DANIEL W
MURPHY & PATRICK M MURPHY
3079 PINETREE STREET PORT
CHARLOTTE, FL 33952

All of said property being in the county of DeSoto, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificates will be sold to the highest bidder at the South Courthouse on the 1st floor on **AUGUST 28, 2024**

Dated this 27TH DAY OF JUNE
2024

NADIA K. DAUGHTREY
CLERK OF COURT
DESOTO COUNTY, FLORIDA
By: RHONA BRANTLEY,
Deputy Clerk
Publish: 07/10/24, 07/17/24,
07/24/24, 07/31/24
407181 3932839

FILED

JUL 31 2024

**NADIA K. DAUGHTREY
CLERK OF COURTS**

CERTIFICATE OF MAILING

24-12-TD

**STATE OF FLORIDA
COUNTY DESOTO**

I, Nadia K. Daughtrey, Clerk of the Circuit Court in and for said County and State, do hereby certify the following for Tax Deed File Number 24-12-TD:

On JUNE 27, 2024, copies of the Notice of Application for Tax Deed and the Clerk's Warning Notice were mailed by certified mail, return receipt requested, registered and USPS to the parties listed by the Tax Collector as all persons the Clerk is required by law to notify prior to the sale of the property, pursuant to Chapter 197.5002(4) Florida Statutes. The names and addresses are as follows:

ALBERT M RICHARD RT 3 BOX 839X ARCADIA, FL 33821
FORTUNA RICHARD RT 3 BOX 839X ARCADIA, FL 33821
JACQUELINE F MURPHY RT 839X LK GEORGE CT ARCADIA, FL 33820
DARLENE M MURPHY 3079 PINETREE ST PT CHARLOTTE, FL 33952
DANIEL W MURPHY 213 WARICK STREET PT CHARLOTTE, FL 33952
PATRICK M MURPHY 3079 PINETREE STREET PT CHARLOTTE, FL 33952
DESOTO COUNTY SPECIAL MASTER 201 E OAK ST STE 201 ARCADIA, FL 34266
DARLENE M MURPHY & DANIEL W MURPHY & PATRICK M MURPHY 3079 PINETREE ST
ARCADIA, FL 34266
ALBERT M RICHARD 348 BELINDA NE PT CHARLOTTE, FL 33952
FORTUNA RICHARD 348 BELINDA NE PT CHARLOTTE, FL 33952
JACQUELINE F MURPHY 10874 LAKE GEORGE COURT ARCADIA, FL 34266

WITNESS MY HAND AND OFFICIAL SEAL at Arcadia, DeSoto County, Florida this 27TH day of June, 2024

NADIA K. DAUGHTREY, CLERK OF COURTS
DESOTO COUNTY, FLORIDA

By: Rhona Brantley
Deputy Clerk, RHONA BRANTLEY



CC: APPLICANT

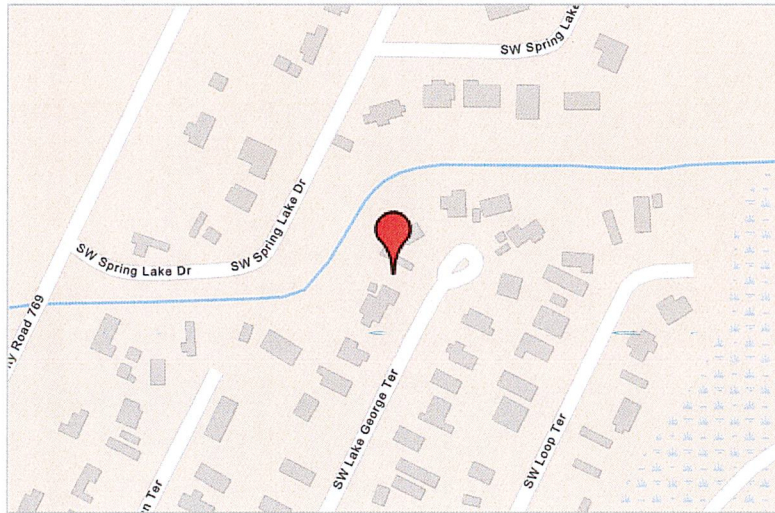
Customer Information

Name: FOLEY RAY
Address: 11902 SW LAKE GEORGE
TERR
ARCADIA, FL 34266

Phone: (941) 875-4866
Alt. Phone:
Email:

Request Classification

Topic: Overgrown Vegetation
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 11879 Lake George Terrace
Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN: 29-39-23-0362-00B0-0730

Retention Disposition Date
Date File Scanned into DocuShare:

Description

Overgrown grass.

Reason Closed

Turn into code case for the overgrown, CE 25-0429

Date Expect Closed: 09/01/2025

Date Closed: 08/21/2025 1:24 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

Sec. 20-1616. - Public nuisance defined.

- (a) The term "public nuisance," under these LDRs, shall mean any act, thing, occupation, condition or use of property which tends to annoy the community or injure the health of the citizens in general, is manifestly injurious to morals or manners of the citizens in general, or is otherwise specified in F.S. ch. 823. Public nuisances shall include but not be limited to the following acts, conduct, omissions, conditions or things.
- (1) All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
 - (2) Carcasses of household pets or other animals not buried or otherwise disposed of in a sanitary manner within 24 hours after death.
 - (3) Accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed. For the purposes of this section, the term "garbage" shall mean animal and vegetable waste resulting for the handling, preparation, cooking, storage or consumption of food, and refuse shall mean all putrid and non-putrid solid wastes, including garbage, rubbish, debris, ashes, street cleanings dead animals, abandoned or inoperable automobiles, abandoned or inoperable household appliances, moveable furniture not designed for or modified to withstand the elements or outdoor use, sewage sludge and its byproducts, and other commercial and industrial wastes.
 - (4) Containers with garbage or refuse which are not covered by solid, tight fitting lids or which have any uncovered holes or for which at least weekly removal of garbage and refuse is not provided.
 - (5) Vegetation:
 - a. Which harbors or aids in harboring rats or other vermin.
 - b. Which harbors or hosts diseases or insects which may reasonably be expected to injure other forms of life.
 - c. Which by reason of its location or condition constitutes an imminent danger to any person or property.
 - d. Which hinders the removal of accumulations of junk, garbage and debris.
 - e. Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten inches, provided that:
 1. Cultivated flowers, ornamental shrub or bushes, vegetation used for xeriscape, trees or food plants shall be presumed to be managed;
 - 2.

Property whose principal use is residential, is one acre or more, has a permitted, habitable, residential structure located on the property and which maintains vegetation at ten inches or less from the structure to the front and side property lines, is not in violation of this provision; and

3. Property that is too wet to be mowed is not in violation until such time as conditions on that property allow for mowing.
- f. Which interferes with or obstructs the view or passage on any street, alley or other public way.
- (6) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial ash in such quantities as to endanger the health of persons or to threaten or cause substantial injury to property, but excluding smoke emanating from residential fireplaces.
- (7) The pollution of any well or cistern, stream, lake, canal or body of water by sewage, industrial wastes or other hazardous substances.
- (8) Any use of property, substances or things emitting or causing any foul, offensive, malodorous, nauseous, noxious or disagreeable odors or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the County.
- (9) Any structure or building that is in a state of dilapidation, deterioration or decayed, is of faulty construction, is open to intrusion, abandoned, damaged by fire to the extent as not to provide shelter, is extremely unsound, in danger of collapse or failure, and endangers the health and safety of the public.
- (10) Violations of Chapter 11, Article XIII, pertaining to anti-litter, or Chapter 11, Article XIV, pertaining to anti-dumping.
- (11) Vehicles parking in violation of Article II, Division 3, of this chapter;
- (12) Dumpsters, trash containers, or trash container stands, located on a public right-of-way unless the dumpster is owned leased or under the control of the County; provided, further, that trash containers may be placed on the publicly owned area adjacent to the pavement, on the day the trash in the container is scheduled for removal by a trash hauler.
- (13) Any unauthorized obstruction or encroachment on a county right-of-way which tends to annoy or endanger the safety of travelers or render the highway less accommodating or convenient for public use.
- (14) Violations of Chapter 7, Article II, pertaining to obstruction of ditches.
- (15) Violations of Chapter 11, Article V, pertaining to excessive, unnecessary, or unusually loud noises.
- (16) Such other actions, conduct, omissions, conditions or things defined or specified in any County ordinance or regulation as nuisances or public nuisances.

(17) Persistent use of sudden noise devices, known and marketed as air cannons or propane cannons for any use including that of frightening birds from aquaculture operations. As used herein, persistent means more than one discharge per day, or any discharge between sunset and sunrise.

(b) Nothing herein shall be construed in a manner which is inconsistent with the Florida Right to Farm Act (F.S. § 823.14).

(c) Nothing herein shall be construed to require the destruction of any wetlands or forested lands, or the destruction of indigenous non-exotic vegetation therein.

(LDR, § 12901; Ord. No. 2012-01, § 12901, 5-22-2012; Ord. No. 2014-06, § 25, 10-28-2014)



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

Claydon James Donald III
11347 SW Crenshaw Ave
Arcadia, FL 34269

RE: 11879 SW Lake George Terr
PIN #: 29-39-23-0362-00B0-0730
Case No: CE-25-0429

Date: August 22, 2025

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

LDR Sec. 20-1616 (a)(5)(e) Overgrown: Vegetation: Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten (10) inches.

Facts constituting violation (including date, time, and place of violation): On August 21, 2025 at 9:29 am, the property located at 11879 SW Lake George Terr was visited and revealed the following:

The property is overgrown, and you will need to mow and maintain.

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

Mow and maintain the property

Due by: September 3, 2025

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: 9589071052703206300766

Tracking Number:

Remove X

9589071052703206300766

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item

September 7, 2025

Available for Pickup

NORTH PORT
13611 TAMIAMI TRL
NORTH PORT FL 34287-9998
M-SAT 1100-1500
September 3, 2025, 8:20 am

See All Tracking History

Feedback

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates 

USPS Tracking Plus® 

Product Information 

See Less 

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



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

Claydon James Donald III
11347 SW Crenshaw Ave
Arcadia, FL 34269

RE: 11879 SW Lake George Terr
PIN #: 29-39-23-0362-0000-0730
Case No: CE-25-0429

Date: August 22, 2025

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. 10-16.6 (a) (5) (a) Overgrown Vegetation: Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmowed and in excess of ten (10) inches.

Facts constituting violation (including date, time, and place of violation): On August 21, 2025 at 9:29 am, the property located at 11879 SW Lake George Terr was visited and revealed the following:

The property is overgrown, and you will need to mow and maintain.

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

Mow and maintain the property.

Due by: September 3, 2025

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 violator.

If you feel that you are not in violation, you may submit a request 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.

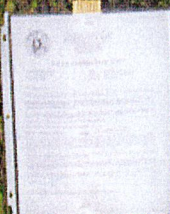
If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266. Telephone number (863) 491-6165 or (863) 993-4906.

Sincerely,

Thomas Turnbull
Code Enforcement Officer, Certified Mailing number: 9309071932763206300769

08/22/2025 09:34

TOMMY TURNBULL
11879 SW LAKE GEORGE TERR



08/22/2025 09:34

TOMMY TURNBULL
11879 SW LAKE GEORGE TERR



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 8-22-25 @ 9:34 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Claydon James Donald III
11347 SW Crenshaw Ave
Arcadia, FL 34269

at the following location(s): 11879 SW Lake George Terr

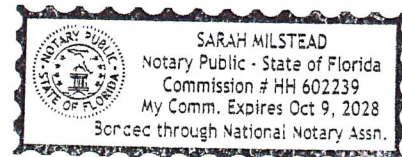
I declare under penalty of perjury that the forgoing is true and correct.

DATE: August 22, 2025

affiant

Sworn to and subscribed before me this 22nd day of August, 2025 by
Thomas Turnbull who is personally known OR Produced Identification

Notary Public





09/11/2025 10:22

TOMMY TURNBULL
11879 SW LAKE GEORGE TERR



09/03/2025 10:14

TOMMY TURNBULL
11879 SW LAKE GEORGE TERR



08/21/2025

TOMMY TURNBULL
11879 SW LAKE GEORGE TERR



08/21/2025

TOMMY TURNBULL
11879 SW LAKE GEORGE TERR